



MICHAEL HODGSON

estate agents & chartered surveyors



**MELVAIG CLOSE, SUNDERLAND**  
**£525 Per Month**

This 2 bedroom first floor flat is situated in Moorside close to Doxford International Business Park, Morrisons Supermarket, local amenities as well as transport links to the A19 and Sunderland City Centre. The property is available unfurnished and benefits from gas central heating, double glazing, contemporary decor and a superb kitchen with an integrated fridge / freezer. The internal accommodation briefly comprises of; Entrance Hall, Landing, Living Room, Kitchen, 2 Bedrooms and Bathroom. Externally there is courtyard style parking.

TO LET  
FIRST FLOOR  
LIVING ROOM  
BATHROOM

FLAT  
2 BEDROOMS  
VIEWING ADVISED  
EPC RATING: C



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### Entrance Vestibule

Stairs leading to the first floor

### First Floor

Landing, loft access, radiator

### Living Room / Kitchen

22'4" x 11'3"

An open plan Kitchen / Living Room having a double glazed window to the front elevation and a double glazed window to the rear elevation, double radiator, coving to ceiling

The Kitchen is fitted with a white gloss range of floor and wall units, tiled floor, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, plumbed for washer, integrated fridge and freezer

### Bedroom 1

12'4" x 10'11"

Front facing, double glazed window, radiator

### Bedroom 2

9'9" x 9'0"

Rear facing, double glazed window, radiator, storage cupboard with wall mounted gas boiler

### Bathroom

White suite comprising low level wc, pedestal with mixer tap and tiled splash back, bath with shower over, double glazed window, tiled floor

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