



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 accomodation 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



## MELVAIG CLOSE, SUNDERLAND

£525 Per Month

---

### 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

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

