



MICHAEL HODGSON

estate agents & chartered surveyors





## SWINDON ROAD, SUNDERLAND

### £695 Per Month

A neatly presented 3 bedroomed semi detached house situated on Swindon Road in Springwell which offers convenient access to local shops, schools and transport links to Sunderland City Centre, the A19 and beyond. The property briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen, Side Store Rooms and to the First Floor 3 Bedrooms, Bathroom & Separate WC. Externally there are front and rear gardens. Viewing is highly recommended.

Semi Detached House  
Unfurnished  
Living Room & Dining  
Room  
Viewing Advised

3 Bedrooms  
Bathroom & Separate WC  
Front & Rear Gardens  
EPC Rating: D



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**Entrance Porch**  
Two timber framed double glazed windows, leading to;

**Inner Hall**  
Radiator, stairs to first floor

**Living Room**  
14'5" x 10'0"  
The living room has a large timber framed double glazed window to the front elevation, double radiator, feature fireplace with electric fire.

**Dining Room**  
8'7" x 10'11"  
Timber framed double glazed window, to the rear elevation, radiator.

**Kitchen**  
10'2" x 13'1" max  
The kitchen is fitted with a comprehensive range of floor and wall units, tiled splashback, timber framed double glazed window to the rear elevation, sink and drainer with mixer tap, free standing cooker, radiator, three storage cupboards one with wall mounted gas central heating boiler.

**Side Store / Coal House**  
Former coal house having two storage areas and a door to both the front and rear garden

**First Floor**  
Landing, timber framed double glazed window to the side elevation.

**Separate WC**  
Low level wc, timber framed double glazed window, ceramic tiled floor.

**Bathroom**  
White suite comprising pedestal basin with mixer tap, bath, timber framed double glazed window to the rear elevation.

**Bedroom 1**  
13'3" x 9'6"  
Rear facing, timber framed double glazed windows, radiator, storage cupboard

**Bedroom 2**  
9'10" x 10'11"  
Front facing, timber framed double glazed windows, radiator, storage cupboard

**Bedroom 3**  
7'7" m x 11'0" m  
Front facing, timber framed double glazed windows, radiator, storage cupboard

**Externally**  
Externally there is a front and rear garden.

# M I C H A E L   H O D G S O N

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