



MICHAEL HODGSON

estate agents & chartered surveyors





## WIMBLEDON CLOSE, SUNDERLAND

### £750 Per Month

TO LET - This 3 bedroom end link house is available with immediate vacant possession and is likely to appeal to a wide variety of purchasers being situated in Witherwack on Wimbledon Close which is close to local shops, amenities, schools and approximately 3 miles to Sunderland City Centre. The property briefly comprises of Entrance Porch, Living Room, Kitchen / Dining Room, Rear Hallway and to the First Floor, Landing, 3 Bedrooms, Bathroom & Separate WC. Externally there is a front and rear garden. Viewing is advised.

To Let

3 Bedrooms

Kitchen / Dining Room

Viewing Advised

End Link House

Living Room

Front & Rear Gardens

EPC Rating: C



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Entrance Porch  
Double glazed door to the garden, LVT flooring, leading to the kitchen/dining room.

Kitchen/Dining Room  
16'11" max x 10'0" max  
The kitchen has a new range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, two double glazed windows, radiator, storage cupboard.

Living Room  
13'5" x 11'1"  
Double glazed window, radiator.

Inner Hall  
Stairs to the first floor, LVT flooring, storage cupboard.

First Floor  
Landing, double glazed window, radiator, loft access, two storage cupboards one with wall mounted gas central heating boiler.

Bathroom  
Bath with shower over and a mixer tap, towel radiator, double glazed window, wash hand basin with mixer tap sat on a vanity unit, tiled walls and floor, recessed spot lighting.

WC  
Low level WC, double glazed window.

Bedroom 1  
10'9" x 11'0"  
Radiator.

Bedroom 2  
6'2" x 10'9"  
Double glazed window, radiator.

Bedroom 3  
10'11" x 6'2"  
Double glazed window, radiator.

Externally  
Externally there is a front and rear garden.

COUNCIL TAX  
The Council Tax Band is Band A.

# M I C H A E L   H O D G S O N

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