



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 Wimledon 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



## WIMBLEDON CLOSE, SUNDERLAND

£750 Per Month

---

### Entrance Porch

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

### Kitchen/Dining Room

16'1" 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.

# MICHAEL HODGSON

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)

