



MICHAEL HODGSON

estate agents & chartered surveyors



GILLINGHAM ROAD, SUNDERLAND

£595 Per Month

This 2 bed semi detached house should be viewed to be fully appreciated being situated in the popular area of Grindon close to local schools, shops and amenities and likely to appeal to a wide variety of purchasers. The property itself benefits from gas central heating, double glazing, contemporary decor and briefly comprises of: Entrance Vestibule, Living Room, Kitchen/ Dining Room, Conservatory and to the First Floor 2 Bedrooms and Bathroom. Externally there is a front paved garden and rear garden with lawn, paved patio area and decking. Viewing of this lovely home is highly recommended.

Semi Detached House

2 Bedrooms

Living Room

Kitchen / Dining Room

Conservatory

Available Soon

Viewing Advised

EPC Rating: D



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Entrance Vestibule

double radiator, stairs to first floor, alarm control panel

Living Room

13'3" x 11'3"

The Living Room has a double glazed window to the front elevation, feature fireplace with electric fire, radiator

Kitchen/Breakfast Room

9'5" x 15'1"

The Kitchen has a comprehensive range of floor and wall units, tile splashbacks, stainless steel sink and drainer with mixer tap, laminate floor, double glazed window, electric oven, electric hob with extractor over, double glazed French doors leading to the conservatory

Conservatory

The Conservatory has a full range of double glazed window and double glazed French doors leading to the garden

First floor

Landing, loft access, loft boarded out access via loft ladder

Bedroom One

10'9" x 11'6"

Front facing, double glazed window, radiator, cupboard with wall mounted gas central heating boiler

Bedroom Two

8'1" x 8'7"

Rear facing, double glazed window, radiator, range of fitted wardrobes

Bathroom

White suite comprising low level wc, pedestal wash hand basin, bath with electric shower over, double glazed window, recessed spot lighting radiator laminate floor

External

Externally there is a front garden whilst to the rear there is a lovely garden having a paved patio area, decking area and lawn and a timer summer house/storage hut

M I C H A E L H O D G S O N

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