



MICHAEL HODGSON

estate agents & chartered surveyors



DURHAM ROAD, SUNDERLAND

£750 Per Month

A lovely 3 bed semi detached house situated fronting Durham Road which offers an excellent commuting location providing easy access to Sunderland City Centre, the A19 in addition to local shops, schools and amenities. The property itself briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Breakfast Room, Separate WC and to the First Floor, Landing, Bathroom and 3 Bedrooms. Externally there is a front, side and rear garden in addition to a side driveway. Viewing is advised.

Semi Detached House

3 Bedrooms

Living Room

Kitchen / Breakfast Room

Corner Plot

Side Driveway

Viewing Advised

EPC Rating: D



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Entrance Vestibule

Stairs to the first floor.

Living Room

15'8" x 14'8"

The living room has a double glaze window to the front elevation, double radiator, storage cupboard, feature fireplace with electric fire.

Kitchen/ Dining Room

15'8" x 8'9"

The kitchen has a range of floor and wall units, electric oven, gas hob with extractor over, two double glazed window, door to the rear gardens, radiator, stainless steel sink and drainer with mixer tap.

WC

Low level wc, two double glazed windows, wash hand basin set on vanity unit.

First Floor

Landing, double glazed window to the side elevation.

Bedroom 1

10'8" x 12'0"

Front facing, radiator, double glazed window.

Bedroom 2

8'2" x 12'6"

Rear facing, radiator, double glazed window.

Bedroom 3

10'5" x 8'10"

Rear facing, radiator, double glazed window.

Bathroom

White suite comprising low level wc, pedestal basin with mixer tap, bath with mixer tap, chrome towel radiator, extractor.

Externally

Externally there is a front, side and rear garden in addition to a side driveway.

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

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