



MICHAEL HODGSON

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estate agents & chartered surveyors



## MOWBRAY ROAD, SUNDERLAND £1,600 Per Month

An exciting opportunity to rent a stunning DUPLEX 3 bed apartment situated in St Cuthberts Hall which is located on Mowbray Road in a superb location on the fringe of the Ashbrooke Conservation Area commanding easy access to Sunderland City Centre, excellent transport links as well as shops and amenities. St Cuthberts Hall boasts many period features and charm whilst offering a high specification that will not fail to impress. Internally the apartment benefits from electric heating, a telephone security entry system, superb kitchen with integrated appliances, modern bathroom suites and many extras of note. Internally this stunning apartment is arranged over 2 floors and briefly comprises of: Entrance Hall, Living / Dining Room, Kitchen / Breakfast Room, WC and to the Lower Ground Floor a Sitting Area, 3 Bedrooms, bathroom and an En Suite to Bedroom 1. Externally the development is accessed via an electrically operated security gate that leads to a courtyard with 3 allocated parking spaces and communal gardens.

Duplex Apartment

Living Room / Dining Room

Bathroom & En Suite

3 Parking Spaces

3 Bedrooms

Kitchen / Breakfast Room

Stunning Apartment

EPC Rating:



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## Entrance Hall

Tiled floor, recessed spot lighting, electric panel heater, storage cupboard.

## Living Room

17'7" x 31'4"

An impressive living room having three electric panel heaters, tiled floor, double glazed window to the front and rear elevations, laminate floor, feature fire with wood burning stove.

## Kitchen

14'0" x12'8"

The kitchen has a range of floor and wall units, granite worktops, electric oven, integrated microwave oven, electric hob, American style fridge freezer, timber framed double glazed window to the front elevation, electric panel heater.

There is a central island with granite worktop, Belfast sink with mixer tap, laminate floor, opening to a utility area plumbed for washer.

## WC

White suite comprising of a low level WC, wall hung wash hand basin, wash hand basin with mixer tap, part tiled walls, tiled floor, recessed spot lighting, extractor, wall mounted electric heater.

## Lower Ground Floor

### Sitting Area

14'10" x 14'9"

Laminate floor, stairs to the first floor, cupboard under the stairs.

### En Suite

Contemporary white suite comprising of a low level WC, bidet, two wash hand basins with mixer taps sat on a vanity unit, walk in shower with rainfall style shower head and an additional shower attachment, tiled walls and floor, two chrome towel radiators.

## Bedroom 1

30'3" max x14'5" max

Two electric heaters, timber framed double glazed windows, recessed wardrobe, walk in wardrobe with fitted shelving and recessed spot lighting.

## Bathroom

Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, towel radiator, bath with rainfall style shower over, part tiled walls, recessed spot lighting, extractor.

## Bedroom 3

7'9" x16'5"

Window seat, electric heater, recessed spot lighting.

## Bedroom 2

14'2" x 13'9"

Two electric heaters, recessed spot lighting.

## Inner Hall

Laminate floor, range of storage cupboards.

## Parking

Three allocated parking spaces.

## COUNCIL TAX

The Council Tax Band is Band B.

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