



MICHAEL HODGSON

estate agents & chartered surveyors





## THE BROADWAY, SUNDERLAND

### £675 Per Month

We welcome to the rental market this superb 2 bed semi detached house situated fronting The Broadway which is ideally located for local shops, schools and other amenities as well as the A19 and Sunderland City Centre being only a short journey away. The living accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, landing 2 Bedrooms, Shower Room and WC. Externally there is a front lawned garden and block paved driveway leading to the house and garage whilst to the rear is a garden with paved patio area. Viewing is highly recommended.

To Let  
2 Bedrooms  
Dining Room  
Viewing Advised

Semi Detached House  
Living Room  
Garage & Gardens  
EPC Rating: D



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Entrance Hall  
Radiator, stairs to the first floor, storage cupboard

Living Room  
16'0" to bay x 13'5"  
The living room has a double glazed bay window to the front elevation, radiator, feature fireplace with electric fire, opening to

Dining Room  
9'5" x 13'9"  
Rear facing, double glazed window, radiator

Kitchen  
9'3" x 10'7"  
The kitchen has a comprehensive range of floor and wall units, tiled splash back, stainless steel sink and drainer with mixer tap, tiled floor, electric oven, electric hob with extractor over, plumbed for washer, radiator

First Floor  
Landing, cupboard with wall mounted gas boiler

Bedroom 1  
7'9" x 13'7" to bay  
Front facing, double glazed bay window , radiator, full range of fitted wardrobes

Bedroom 2  
10'4" x 7'4"  
Rear facing, full range of fitted wardrobes , radiator

Shower Room  
Suite comprising wash hand basin with mixer tap set on a vanity unit, walk in shower with rainfall style shower head and an additional shower attachment, radiator, double glazed window

WC  
Low level wc, double glazed window, tiled walls and floor

Externally  
Externally there is a front lawned garden and block paved driveway leading to the house and garage whilst to the rear is a garden with paved patio area.  
  
Garage  
Accessed via roller shutter

# M I C H A E L   H O D G S O N

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