



MICHAEL HODGSON

estate agents & chartered surveyors



ST LAWRENCE PLACE, SUNDERLAND

£1,000 Per Month

St. Lawrence Place is a flagship development designed for contemporary yet affordable everyday living. Nestled in a quiet cul-de-sac in the popular suburb of Doxford Park, on the outskirts of Sunderland. The area has undergone a massive re-development in recent years to become a sought after location. With a hub of bars, shops, schools and local businesses close by plus first class transport links (Close to the A1 & A19, Doxford International Business Park, Rainton Bridge Business Park & Nissan). This unique development, once completed, will offer a mix of 3, 4 and 5 bedroom homes ideal for families and working professionals, wanting to make the most of the fantastic location. The Laybourne is a four bedroom end link home offering impressive interior and exterior features accommodation over three floors, with private driveway and landscaped garden. The property itself provides the following accommodation: Entrance Hall, Kitchen / Dining Room, WC, Store Lounge and to the First Floor, Landing, 3 Bedrooms, Bathroom and to the Second Floor, Landing Bedroom 4 with En Suite and Dressing Area. Externally there is a front driveway and a rear lawned garden.

To Let

4 Bedrooms

Kitchen / Dining Room

EPC Rating: B

End Link House

Front Driveway Parking

Bathroom & En Suite



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ENTRANCE VESTIBULE

Radiator, alarm control panel, leading to:

LIVING ROOM

13'1" x 16'2"

The living room has a double glazed window to the front elevation, radiator, high level Ariel point

INNER HALL

Tiled floor, stairs to first floor, radiator, door leading to rear garden

KITCHEN

8'6" x 14'4"

The kitchen has a range of floor and wall units, electric hob, electric oven, stainless steel sink and drainer with mixer tap, recess spot lighting, radiator, double glazed French doors leading to the rear garden

WC

White suite comprising wall hung WC, wall hung wash hand basin with mixer tap set on a vanity unit, part tiled walls, tiled floor, towel radiator, double glazed window, recess spot lighting, extractor

FIRST FLOOR

Landing, radiator, storage cupboard

BEDROOM 2

14'8" x 7'3"

Front facing, double glazed window, radiator

BEDROOM 3

9'2" x 12'6"

Rear facing, double glazed window, radiator

BEDROOM 4

Front facing, double glazed window, radiator.

BATHROOM

White suite comprising low level WC, wall hung Wash hand basin set

on a vanity unit, bath with mixer tap and shower over, tiled walls and floor, double glazed window, recess spot lighting, extractor

SECOND FLOOR

Landing, radiator, velux style window

BEDROOM 1

12'7" x 9'5"

Two velux style windows, high level to ariel point, radiator, T-fall roof in part, opening to:

DRESSING ROOM

4'7" x 9'3"

Two velux style windows, T-fall roof in part

ENSUITE

White suite comprising Pedestal basin with mixer tap, low level WC, towel radiator, T-fall roof in part, velux style window, tiled floor, corner shower cubicle

EXTERNALLY

Externally there is a front block paved driveway and rear garden with paved patio area and lawn.

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

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