



MICHAEL HODGSON

estate agents & chartered surveyors

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COTSWOLD ROAD, SUNDERLAND

£725 Per Month

This 2 bedroomed semi detached house is situated on Cotswold Road in Hylton Castle offering a superb location for easy access to local shops, schools and amenities as well as Nissan, Doxford International, the A19 and Sunderland City Centre all within easy reach. The property benefits from a new kitchen, new bathroom, new floor coverings, contemporary decor and living accommodation briefly comprising of: Entrance Hall, Living Room, Kitchen / Dining Room, Utility and to the First Floor 2 Bedrooms and a Bathroom. Externally there is a front garden and to the rear is a garden with decking area and paved and gravelled patio areas. Viewing is highly recommended.

Semi Detached House

2 Bedrooms

Living Room

Kitchen / Dining Room

Viewing Advised

Front & Rear Garden

£495 Bond / Deposit

Epc Energy Rating: D



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Entrance Hall

Double radiator, double glazed window to the side elevation, stairs to the first floor.

Kitchen / Dining Room

17'2" x 9'1"

The kitchen/dining room has a double glazed window and double glazed French doors leading to the garden, two double radiator.

The kitchen has a new range of wall and floor units, stainless steel sink and drainer with mixer tap, breakfast bar, electric oven, electric hob with extractor over, opening to the living room.

Living Room

10'11" max x 12'3" max

The living room has a double glazed bay window to the front elevation and a double radiator.

Utility

8'0" x 6'2"

Door to rear garden, radiator.

First Floor

Landing, double glazed window.

Bedroom 1

10'0" x 14'0"

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

Bedroom 2

Rear facing, double glazed window, radiator.

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower attachment, double glazed window, radiator, extractor.

Externally

Externally there is a front garden and to the rear is a garden with decking area and paved and gravelled patio areas.

COUNCIL TAX

The Council Tax Band is Band A.

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

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