



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



ALDERSHOT ROAD, SUNDERLAND

£875 Per Month

This superb 3 bed mid link house is situated on Aldershot Road in Farringdon which offers an ideal location benefiting from easy access to the A19, Doxford International Business Park, Nissan in addition to local shops, schools and amenities. The property boasts many extras of note as well as having a new kitchen, new floor coverings and a new bathroom with the internal accommodation briefly comprising of: Entrance Hall, Living, Kitchen / Dining Room and to the First Floor 3 Bedrooms and a Bathroom. Externally there is a front forecourt and rear garden with gated access to provide off street parking if required. Viewing is highly recommended

Mid Link House
Living Room
New Kitchen
Viewing Advised

3 Bedrooms
Kitchen / Dining Room
New Bathroom
EPC Rating: TBC



ALDERSHOT ROAD, SUNDERLAND

£875 Per Month

Entrance Hall

Stairs to the first floor, radiator

Living Room

13'7" to bay x 12'0"

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

Kitchen / Dining Room

8'4" x 18'0"

The kitchen has a new range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, double glazed window, radiator, double glazed French doors to the garden.

First Floor

Landing

Bathroom

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

Bedroom 1

14'6" max x 9'4" max

Rear facing, two double glazed window, radiator

Bedroom 2

11'0" x 7'4"

Front facing, double glazed window, radiator

Bedroom 3

8'0" x 7'6"

Front facing, double glazed window, radiator, storage cupboard

External

Externally there is a front forecourt and rear garden with gated access to provide off street parking if required

COUNCIL TAX

The Council Tax Band is Band

VIEWING

Strictly by appointment only through sole agents Michael Hodgson
Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

