



MICHAEL HODGSON

estate agents & chartered surveyors





## FLINT ROAD, SUNDERLAND

### £750 Per Month

A modern 3 bed town house that is arranged over 3 floors offering excellent living accommodation. Flint Road is located on the newly built development of Alexandra Park which offers an excellent location providing easy access to the City Centre, local shops, schools and amenities as well as transport links to the A19. The property itself benefits from gas central heating, double glazing and briefly comprises of: Entrance Hall, Kitchen / Dining Room, Ground Floor Reception Room, Separate WC, to the first floor there is a Master Bedroom with En Suite and a Living Room whilst to the Second floor there are two further bedrooms and a Bathroom. Externally there is a front block paved drive for off street parking and to the rear a lawned garden and patio area. Viewing is advised. Sorry NO PETS. NO SMOKER.

TO LET  
OVER 3 FLOORS  
LIVING ROOM  
SORRY NO DSS

TOWN HOUSE  
3 BEDROOMS  
BATHROOM & EN SUITE  
EPC RATING: TBC



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### Entrance Hall

Radiator, stairs leading to the first floor

### Reception Room

9'0" x 10'1"

Double glazed window, radiator

### Separate WC

Low level WC, wall hung wash hand basin with tiled splashback, radiator, extractor

### Kitchen

12'9" x 13'2"

The kitchen has a range of floor and wall units, gas hob with extractor over, electric oven, plumbed for washer, stainless steel sink and drainer with mixer tap, wall mounted boiler, double glazed window to the rear elevation, double glazed patio door leading to the garden, radiator, recess spot lighting, storage cupboard

### First Floor

Landing

### Living Room

13'2" x 9'3"

The living room has a double glazed window to the front elevation, double glazed french doors leading to a Juliet balcony

### Bedroom 1

13'3" max x 9'8" max

Rear facing, double glazed window, radiator, double glazed french doors leading to a Juliet balcony, radiator

### En Suite

White suite comprising low level wc, pedestal wash basin with mixer tap and tiled splashback, shower with tiled surround, radiator, extractor

### Second Floor

Landing, loft access, storage cupboard

### Bedroom 2

10'5" x 13'3"

Front facing, two double glazed windows, radiator

### Bedroom 3

9'7" x 13'2"

Rear facing, double glazed window, radiator

### Bathroom

White suite comprising low level wc, pedestal wash basin with mixer tap and tiled splashback, bath with mixer tap and shower over with tiled surround, radiator, extractor

### External

Externally there is a front block paved drive for off street parking and to the rear a lawned garden and patio area

### LETTING AGENT FEES

The asking rent does not include letting agents fees. Please note that there is a administration fee of £200 per property that covers: General administration fees Referencing fees (including credit checks, bank, guarantor and previous landlord) Drawing up of the tenancy agreements The fee is charge per property.

### ESTATE AGENT OF THE YEAR AWARDS

NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

# M I C H A E L   H O D G S O N

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