



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON
Estate Agents & Chartered Surveyors

BEXLEY STREET, SUNDERLAND £895 Per Month

This 3/4 bedroom terraced cottage is situated on Bexley Street in St Gabriels offering a superb location proving easy access to Sunderland University, Hospital in addition to transport links to the City as well as local schools, shops and amenities. The property itself briefly comprises of Entrance Vestibule, inner Hall, Sitting Room/ Bedroom, Living Room, Kitchen, Bathroom and to the First Floor 3 Bedrooms. Externally there is a rear yard access via an electric roller shutter. Viewing of this property is highly recommended.

Cottage
Living Room
Bathroom
Must be Viewed

3/4 Bedrooms
Kitchen
Popular location
EPC Rating E



MICHAEL HODGSON
Estate Agents & Chartered Surveyors



MICHAEL HODGSON
Estate Agents & Chartered Surveyors



MICHAEL HODGSON
Estate Agents & Chartered Surveyors



MICHAEL HODGSON
Estate Agents & Chartered Surveyors

BEXLEY STREET, SUNDERLAND

£895 Per Month

Entrance Vestibule

Inner Hall

Sitting Room/ Bedroom

12'6" max x 14'11" max

Front facing, double glazed window, radiator.

Living Room

14'6" max x 18'11" max

The living room has a rear facing double glazed window, wall mounted electric fire, radiator, storage cupboard, stairs to the first floor.

Kitchen

12'6" max x 9'6" max

The kitchen has a range of floor and wall units, integrated oven, electric hob with extractor over, stainless steel sink and drainer, plumbed for washer, wall mounted gas central heating boiler, double glazed window, door to the rear.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower attachment, double glazed window, towel radiator, recessed spot lighting.

First Floor

Landing.

Bedroom 1

11'9" max x 12'9" max

Double glazed window, radiator, storage cupboard.

Bedroom 2

14'5" max x 7'2" max

T fall roof in part, radiator, double glazed window, storage cupboard.

Bedroom 3

7'1" x 12'6"

Double glazed window, radiator.

Externally

Externally there is a rear yard accessed via an electric roller shutter.

COUNCIL TAX

The Council Tax Band is Band A.

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

