



MICHAEL HODGSON

estate agents & chartered surveyors



BEACON DRIVE, SUNDERLAND
£750 Per Month

TO LET - A two bedroom ground floor apartment situated in North Haven being a sought after location and within easy walking distance of local amenities, the Sea Front and Roker Marina and within easy access of Sunderland City Centre and Sunderland University. The property briefly comprises of, entrance hall, living room, kitchen, two bedrooms and a bathroom. Externally there is communal parking. Viewing is highly recommended.

To Let
Ground Floor
Living Room
Allocated Parking

Apartment
2 Bedrooms
Unfurnished
EPC Rating C



BEACON DRIVE, SUNDERLAND

£750 Per Month

Entrance Hall

Laminate floor, radiator, storage cupboard

Living Room

16'6" x 11'11"

Laminate floor, three double glazed windows, radiator, coving to ceiling

Kitchen

6'7" x 11'8"

Floor and wall units, sink and drainer with mixer tap, tiled splashback, radiator, double glazed window, integrated oven, gas hob with extraction over, plumbed for washing machine, wall mounted gas central heating boiler

Bathroom

White suite comprising low level wc, pedestals wash hand basin, bath with shower over, extractor, radiator, tiled walls and floor

Bedroom One

13'7" x 11'11"

Double glazed window, radiator

Bedroom Two

10'1" x 8'5"

Double glazed window, radiator

External

Allocated parking

MICHAEL HODGSON

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

