

MICHAEL HODGSON

estate agents & chartered surveyors



KINETON WAY, SUNDERLAND
£950 Per Month

This well presented 3 bed semi detached house is situated on the highly regarded and much sought after Charles Church development of Hawksley Grange which offers a superb commuting location providing easy access to the A19, local shops, schools and amenities as well as Sunderland City Centre only a short car journey. The living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen, WC and to the First Floor, Landing, 3 Bedrooms, Bathroom and an En Suite to Bedroom 1. Externally there is a front garden area and to the rear is a garden with paved patio area and lawn. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer.

- Semi Detached House
- 3 Bedrooms
- Living Room
- Kitchen
- Bathroom & En Suite
- Garage & Garden
- Viewing Advised
- EPC Rating: C









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Entrance Hall
Radiator, stairs to the first floor

Living Room
14'7" max x 15'7" max
The living room has 2 double glazed windows, double glazed french doors leading to the rear garden, 2 radiators, storage cupboard, feature fire with electric fire.

Kitchen
12'6" x 6'9"
The kitchen has a range of floor and wall units, tiled splashback, electric hob, electric oven, sink and drainer with mixer tap, cupboard with wall mounted gas central heated boiler, radiator, recessed spot lighting, extractor, integrated fridge and freezer.

WC
Low level WC, radiator, pedestal basin with mixer tap, extractor.

First Floor
Landing.

Bedroom 1
11'3" x 9'3"
Front facing, double glazed window, radiator, range of fitted wardrobes.

En Suite
White suite comprising of a low level WC, pedestal basin with mixer tap, radiator, double glazed window, shower cubicle with tiled splashback, recessed spot lighting.

Bedroom 2
7'11" x 11'1"
Rear facing, double glazed window, radiator.

Bedroom 3
9'4" max x 13'1" max
Rear facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap, radiator, recessed spot lighting, extractor.

Externally
Externally there is a front garden area and to the rear is a garden with paved patio area and lawn.

Garage
Single garage in a separate block with driveway parking.

COUNCIL TAX
The Council Tax Band is Band C.

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4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

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