



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

estate agents & chartered surveyors



BIRCHFIELD ROAD, SUNDERLAND £950 Per Month

AN EXCEPTIONAL 3 BEDROOMED DETACHED BESPOKE ARCHITECTURALLY DESIGNED DUTCH STYLE BUNGALOW Situated on Birchfield Road which is just off Thornholme Road in Thornhill commanding a superb location convenient for easy access to road links to the city centre and A19 in addition to local shops, schools and amenities. The property offers a high degree of specification and appointment with under floor heating, luxury bathroom suites, contemporary decor, feature hand made oak and glass staircase, oak skirting boards, architraves and doors throughout and many extras of note. The property offers versatile and generous living accommodation briefly comprising of: Entrance Hall, Open Plan Kitchen / Living / Dining / Family Room, Utility, Ground Floor 3rd Bedroom or Reception Room and a further Study / Dining / Reception Room and to the First Floor 2 Bedrooms and a Family Bathroom. Externally there is a front garden, side block paved driveway leading to the house and to the rear a lawned garden patio area and an open aspect to the rear and one side. Viewing of this simply stunning home is unreservedly recommended to fully appreciate the space, home and location on offer. Sorry No Pets. No Smokers.

Dutch Syle Bungalow

3 Bedrooms

Stunning Property

Kitchen / Living / Dining

Study / Reception Room

Bespoke Home

Viewing Advised

EPC Rating: B



BIRCHFIELD ROAD, SUNDERLAND

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ENTRANCE HALL

Impressive oak and glass staircase to first floor, recessed spot lighting, tiled floor with under floor heating

KITCHEN/LIVING/ DINING ROOM

25'1" x 21'3"

A fantastic open plan kitchen / living / dining / family room situated to the rear of the house having a tiled floor with under floor heating, recessed spot lighting and a range of bi folding doors spanning the full width of the house that opens out to the garden and a double glazed window to the side elevation.

The kitchen is fitted with a comprehensive range of floor and wall units, glass display cabinets, sink and drainer with mixer tap, double oven, gas hob with extractor over set in a separate central island, integrated dish washer, fridge and freezer.

UTILITY

6'3" x 5'10"

The utility has a wall mounted gas central heating boiler, double glazed window to side elevation, plumbed for washing machine and dryer, tiled floor with under floor heating

SEPARATE WC / CLOAKS

White suite comprising of a low level wc, wash hand basin with tiled floor and underfloor heating, extractor

STUDY / RECEPTION ROOM

10'8" x 11'3" to bay

Double glazed bay window to front elevation, coving to ceiling, under floor heating with carpet finish.

BEDROOM 3 / RECEPTION ROOM

15'9" x 8'3"

Double glazed window to front elevation, recessed spot lighting, under floor heating with carpet finish.

This room could be used for a variety of uses including a bedroom or reception room.

FIRST FLOOR

Landing

BEDROOM ONE

11'5" x 14'5"

Front facing, double glazed window, radiator, t- fall roof in part, recessed spot lighting

WALKING WARDROBE

6'7" x 11'4"

Double glazed window to front elevation

BEDROOM TWO

12'4" x 11'4"

Rear facing, double glazed window, full range of fitted wardrobes, radiator, t-fall roof in part, storage under eaves

BATHROOM

Luxury white suite comprising low level WC, pedestal wash hand basin with mixer tap, freestanding roll top bath with claw feet having shower attachment, part tiled walls, tiled floor with radiator, double glazed window to side elevation, recessed spot lighting shower with tiled surround.

BEDROOM 2

additional photo

EXTERNAL

Externally there is a front garden, side block paved driveway leading to the house and to the rear a lawned garden patio area and an open aspect to the rear and one side.

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.

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4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

