



MICHAEL HODGSON

estate agents & chartered surveyors



## BEACON DRIVE, SUNDERLAND £800 Per Month

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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



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### 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

# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

