



MICHAEL HODGSON

estate agents & chartered surveyors



FULWELL ROAD, SUNDERLAND

£695 Per Month

A deceptively spacious 2 bed first floor flat situated fronting Fulwell Road offering an excellent location well served by local amenities, shops, transport links as well as convenient access to both Sea Road and Sunderland City Centre. The property offers versatile living space briefly comprising of: Entrance Hall with stairs leading to the First Floor, Landing, 2 Bedrooms, Living Room, Dining Room with a Bedroom 3 Area, Kitchen / Breakfast Room and a Bathroom. Viewing is advised to appreciate the space and location on offer. Viewing is advised.

Flat

2 Bedrooms

Sitting / Dining Room

No Chain Involved

First Floor

Living Room

Kitchen / Breakfast Room

EPC Rating: E



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Entrance Hall
Double radiator, stairs to the first floor.

First Floor
Landing., double glazed window, radiator.

Living Room
11'2" x 12'9"
Two double glazed windows to the front elevation, radiator, feature fireplace, opening to;

Dining Room
16'5" x 10'3"
Two double glazed windows, double radiator, storage cupboard. Part of this room has been sectioned off with a wall to created a 3rd bedroom area.

Kitchen/ Breakfast Room
9'7" x 13'6"
The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, glass display cabinet, electric oven, electric hob, double glazed window, double radiator, cupboard with wall mounted gas central heating boiler, wine rack.

Bathroom
White suite comprising low level wc, pedestal basin, corner bath with mixer tap and shower attachment, double glazed window, double radiator.

Bedroom 1
10'9" max x 13'11" max
Two double glazed windows, radiator, recessed wardrobes to one alcove, ornate fireplace.

Bedroom 2
16'1" x 9'6" max
Double glazed window, radiator, door leading to bedroom 1

Bedroom 3 Area
Set within the dining area.

COUNCIL TAX
The Council Tax Band is Band A

TENURE
We are advised by the Vendors that the property will be held on a new 999 year long leasehold. Any prospective purchaser should clarify this with their Solicitor

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

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