



MICHAEL HODGSON

estate agents & chartered surveyors

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EDEN HOUSE ROAD, SUNDERLAND

£600 Per Month

TO LET - 1 BED GROUND FLOOR FLAT - This 1 bed ground floor flat is situated on Eden House Road just off Durham Road in Eden Vale. Eden Vale offers a superb location providing easy access to Sunderland city centre, University, Metro Station as well as the city centre, shops and amenities. The property comprises of a ground floor flat and briefly comprises of: Entrance Hall, Living Room, Kitchen, Bathroom and a Bathroom. Viewing is advised.

To Let
1 Bedroom
Kitchen
Viewing Advised

Ground Floor Flat
Living Room
Bathroom
Epc Rating: C



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ENTRANCE HALL

Radiator, storage cupboard, laminate flooring

LIVING ROOM

14'4" x 12'10"

The living room has a double glazed bay window, fireplace, radiator, laminate flooring

KITCHEN

6'10" x 7'10"

The kitchen is fitted with a range of floor and wall units, tiled splashback, stainless steel sink and drainer, tiled floor, space for cooker and fridge/freezer, radiator

REAR PASSAGE

Door to yard, storage cupboard with plumbing for washing machine

BATHROOM

with white suite comprising low level wc, pedestal wash basin, bath with shower and over, tiled surround, part tiled walls, double glazed window, double radiator.

Storage cupboard housing wall mounted gas central heating boiler in small passageway.

BEDROOM

13'9" x 14'4"

Double glazed bay window, double radiator, laminate flooring

EXTERNAL

Externally there is a shared rear yard.

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

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