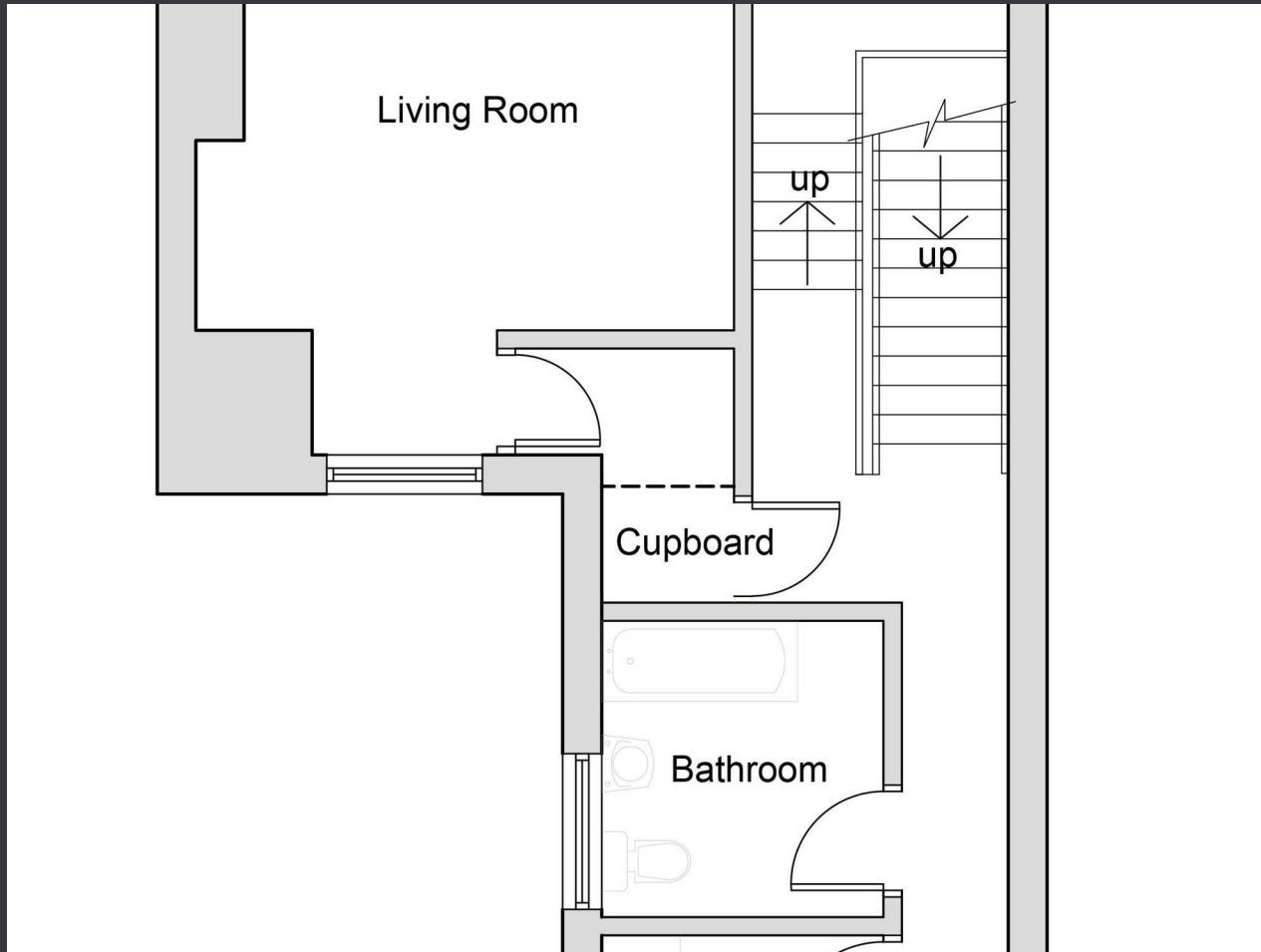




MICHAEL HODGSON

---

estate agents & chartered surveyors



## ROWLANDSON TERRACE, SUNDERLAND

£550 Per Month

2 BED SECOND FLOOR FLAT - The property is located on Ryhope Road being situated close to local schools including Southmoor Community School, Backhouse Park, local amenities and only approximately 1 miles to Sunderland City Centre. Internally the flat briefly comprises of: Living Room, 2 Bedrooms Kitchen / Dining Room, Rear Passage and a Bathroom. Viewing is highly recommended.

To Let

Second Floor

£485 Per month

EPC Rating: D

Flat

2 Bedrooms

Viewing Advised



## ROWLANDSON TERRACE, SUNDERLAND

£550 Per Month

---

Top Floor - Flat 3

PLEASE NOTE THAT THE FLAT IS ACCESSED VIA THE BACK LANE  
AND UP VIA STAIRS TO THE REAR OF THE PROPERTY

Kitchen / Breakfast Room

10'4" x 18'0"

Range of floor and wall units, tiled splashback, wall mounted gas boiler, stainless steel sink and drainer with mixer tap, radiator, electric oven, electric hob with extractor over

Living Room

13'5" x 13'3"

Front facing, radiator, T-fall roof in part

Bathroom

White suite comprising low level wc and wall hung basin with mixer tap set on a vanity unit, bath with mixer tap, part tiled walls, tiled floor, radiator, tiled floor

Bedroom 1

15'3" max x 13'3" max

Rear facing, radiator, T-fall roof in part

Bedroom 2

6'5" x 8'8"

Front facing, radiator, T-fall roof in part, velux style window

Externally

There is a front garden and a rear yard

COUNCIL TAX

The Council Tax Band is Band



# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

---

0191 5657000

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

