



MICHAEL HODGSON

estate agents & chartered surveyors

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# NORFOLK STREET, SUNDERLAND

## £895 Per Month

RENT INCLUDES - GAS & ELECTRIC (FAIR USE) - This 2 bed maisonette first and second floor is situated fronting Norfolk Street overlooking Sunnyside Gardens in the heart of Sunderland City Centre being within walking distance of the cities many bars, restaurants, cafes and shops in addition to excellent transport links. The flat is arranged over two floors and briefly comprises of: Open Plan Living Room / Kitchen, bathroom and to the Second Floor, Landing and 2 Bedrooms. The flat is part furnished. Viewing is advised.

To Let  
Kitchen / Living Room  
City Centre  
Viewing Advised

Maisonette Flat  
2 Bedrooms  
Part Furnished  
EPC Rating: TBC



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### Communal Entrance Hall

Stairs leading to the flat.

### Living Room/Kitchen

21'8" x 14'1"

The living room/kitchen has 3 timber framed double glazed windows to the front elevation, 2 radiators.

The kitchen has a range of floor and wall units, granite worktops with matching splashback, cupboard with wall mounted gas central heating boiler, electric oven, electric hob with extractor over, breakfast bar.

### Bathroom

White suite comprising of a low level WC, pedestal basin with tiled splashback, velux style window, tiled floor, bath with electric shower over and mixer tap, radiator.

### Second Floor

Landing.

### Bedroom 1

21'0" max x 14'9" max

T fall roof in part, 2 velux style windows, radiator.

### Bedroom 2

9'10" x 12'4"

T fall roof in part, radiator, velux style window.

### FURNITURE

The furniture is left by the previous tenant and left in good faith.

### GAS AND ELECTRIC

The gas and electric is included in the rent, subject to a fair use policy.

### COUNCIL TAX

The Council Tax Band is Band A.

# M I C H A E L   H O D G S O N

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