

MICHAEL HODGSON

estate agents & chartered surveyors



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 Sunniside 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.

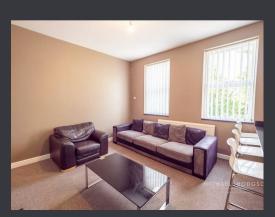
To Let
Kitchen / Living Room
City Centre
Viewing Advised

Maisonette Flat

2 Bedrooms

Part Furnished

EPC Rating: TBC









NORFOLK STREET, SUNDERLAND £895 Per Month

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.

COUNCILTAX

The Council Tax Band is Band A.

MICHAEL HODGSON

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

4 ATHENAEUM STREET, SUNDERLAND, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

