



MICHAEL HODGSON

estate agents & chartered surveyors

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ROTHERFIELD SQUARE, SUNDERLAND

£800 Per Month

TO LET - The property comprises of a superb modern 2 bedroom mid link house that has been recently constructed situated on Rotherfield Square in Rehouse offering a superb location providing convenient access to shops, amenities as well as excellent transport links via the A1231 to Sunderland City Centre and the A19. Internally the accommodation briefly comprise of: Entrance Hall, Kitchen, WC, Lounge / Dining Room and to the First Floor, landing, 2 Bedrooms and a Bathroom. Externally there is a block front driveway for off street parking and to the rear a garden with artificial grass lawn.

TO LET
2 BEDROOMS
KITCHEN / DINING
ROOM
EXCELLENT PROPERTY

MID LINK
LOUNGE
BATHROOM
EPC RATING:B



ROTHERFIELD SQUARE, SUNDERLAND

£800 Per Month

ENTRANCE VESTIBULE

Radiator

The Council Tax Band is Band

WC

White suite comprising Low level WC, wall hung wash hand basin with mixer tap, radiator, double glazed window, recess spot lighting, extractor, tiled floor

KITCHEN

13'10" max x 9'10" max

The kitchen has a comprehensive range of floor and wall units, cupboard with wall mounted gas boiler, integrated fridge, freezer, sink and drainer with mixer tap, double glazed window, recess spot lighting, laminate floor, radiator, stairs to the first floor

LIVING ROOM

13'7" max x 13'10" max

The living room has a double glazed French doors opening to the rear garden, radiator, storage cupboard, high level power socket and aerial point

FIRST FLOOR

Landing, radiator, recess spot lighting, loft access, storage cupboard

BEDROOM1

Front facing, double glazed window, radiator, storage cupboard

BEDROOM2

Rear facing, double glazed window, radiator, recessed wardrobe

BATHROOM

White suite comprising low level WC, pedestal basin with mixer tap and tiled splashback, bath with mixer tap and shower attachment over with tiled surround, double glazed window, recess spot lighting, extractor, tiled floor, chrome towel radiator

EXTERNALLY

Externally there is a block front driveway for off street parking and to the rear a garden with artificial grass lawn.

COUNCIL TAX

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

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