



MICHAEL HODGSON

estate agents & chartered surveyors

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FOXTON COURT, SUNDERLAND

£1,300 Per Month

We are delighted to offer to let this rare to the market 3 bed mid link townhouse located within the exclusive and sought after Foxton Court development. Situated in the heart of Cleadon, the village provides shops, restaurants and amenities all within walking distance. The property is arranged over 3 floors and boasts spacious living accommodation benefitting from double glazing, contemporary décor, modern kitchen and bathroom, gas central heating and briefly comprising of: Entrance Hall, Utility and to the First Floor, Landing, WC, Living Room Kitchen / Dining Room and to the Second Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front block paved driveway area providing off street parking and access to the double garage whilst to the rear there is a decked garden. Viewing is highly recommended to fully appreciate this stunning apartment.

To Let

3 Bedrooms

Kitchen / Dining Room

Over 3 Floors

House

Living Room

Double Garage

EPC Rating: D

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Entrance Hall

Double glazed window, double radiator, stairs to first floor

Utility

13'10" x 7'5"

Floor units, stainless steel sink and drainer with mixer tap, plumbed for washer and dryer

First Floor

Landing

Living Room

16'6" x 20'11"

The Living Room has three double glazed windows, two double radiators, feature fireplace with electric fire

Kitchen / Dining Room

22'7" x 9'4"

The Kitchen has a comprehensive range of floor units, granite worktops, tiles splashbacks, double electric oven, electric hob with extractor over, integrated microwave, integrated dishwasher, sink and drainer with mixer tap, radiator, two double glazed windows, recessed spot lighting to the kitchen area,

WC

Low level wc, double glazed window, radiator, recessed spot lighting, wash hand basin and vanity unit with mixer tap

Second Floor

Landing, loft access, recessed spot lighting

Bedroom One

12'4" x 11'2"

Double glazed window, radiator, range of fitted wardrobes, recessed spot lighting

Bedroom Two

12'6" x 11'2"

Double glazed window, radiator, recessed spot lighting

Bedroom Three

11'5" x 7'8"

Double glazed window, radiator, recessed spot lighting,

Bathroom

Modern white suite comprising low level wc, bath with mixer tap, double glazed window, chrome towel radiator, tiled walls and floor, wall hung wash hand basin with mixer tap set on a vanity unit, recessed spot lighting

External

Externally there is a front block paved driveway area providing off street parking and access to the double garage whilst to the rear there is a decked garden

Garage

14'9" x 18'3"

Double garage, wall mounted gas central heating boiler, electric roller shutter

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

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