



MICHAEL HODGSON

estate agents & chartered surveyors



CHELMSFORD SQUARE, SUNDERLAND

£700 Per Month

A neatly presented 2 bed semi detached house situated within the cul-de-sac of Chelmsford Square in Hylton Castle. The property is ideally situated for local shops, schools and amenities and the A19. The property benefits from a new kitchen, new bathroom, new floor coverings, Gas Central Heating, Double Glazing and briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Breakfast Room, Garden Room / Conservatory and to the First Floor 2 Bedrooms and a Bathroom. Externally there is a front paved garden whilst to the rear is a paved and gravelled garden.

To Let

2 Bedrooms

Kitchen / Breakfast Room

Front And Rear Garden

Semi Detached House

Living Room

Viewing Advised

EPC Rating: C



CHELMSFORD SQUARE, SUNDERLAND

£700 Per Month

Entrance Porch
Double glazed windows, leading to the inner hall.

Inner Hall
Stairs to the first floor.

Living Room
12'9" max x 12'10" max
The living room has a double glazed window to the front elevation, double radiator, cupboard under the stairs.

Kitchen
15'11" x 5'9"
The kitchen has a range of floor and wall units, tiled splashback, wall mounted gas central heating boiler, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, storage cupboard with part tiled walls, double glazed window, double glazed door to the conservatory.

Conservatory/Garden Room
7'5" x 6'2"
Range of double glazed windows, double glazed door to the garden.

First Floor
Landing, loft access.

Bedroom 1
10'0" x 10'5"
First floor, double glazed window, double radiator, storage cupboard.

Bedroom 2
9'0" x 7'10"
Rear facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower attachment over, double glazed window, radiator, extractor.

Externally
Externally there is a front and rear garden.

COUNCIL TAX
The Council Tax Band is Band A.

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

