



MICHAEL HODGSON
estate agents & chartered surveyors

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ANDREW ROAD, SUNDERLAND

£700 Per Month

This well presented 2 bed semi detached house situated on Andrew Road in Farringdon which offers an ideal location benefiting from easy access to the A19, Doxford International Business Park, Nissan in addition to local shops, schools and amenities. The property boasts many extras of note and is well as having a new kitchen, new floor coverings with the internal accommodation briefly comprising of: Entrance Porch, Living Room, Dining Room, Kitchen and to the First Floor 2 Bedrooms and a Bathroom. Externally there is a front gravelled area and driveway and to the rear is a garden with patio area, gravelled patio and outside brick store. Viewing is highly recommended

Semi Detached House

2 Bedrooms

Living Room

Dining Room

Kitchen

Front & Rear Garden

Viewing Advised

EPC Rating: C

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Entrance Porch

Three double glazed window, leading to the living room.

Living Room

17'4" max x 12'0" max

The living room has a double glazed bay window to the front elevation, radiator, stairs to the first floor, opening to the dining area.

Dining Area

7'11" x 8'8"

Radiator, double glazed french doors to the garden.

Kitchen

8'5" x 9'8"

The kitchen has a new range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, cupboard with wall mounted gas central heating boiler, radiator, double glazed window.

First Floor

Landing, loft access.

Bedroom 1

14'2" x 10'1"

Front facing, double glazed window, double radiator, storage cupboard.

Bedroom 2

10'3" x 12'3"

Rear facing double glazed window, radiator.

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, double glazed window, chrome towel radiator, bath with shower over.

Externally

Externally there is a front gravelled area and driveway and to the rear is a garden with patio area, gravelled patio and outside brick store.

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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