



ALDERSHOT ROAD

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MICHAEL HODGSON

estate agents & chartered surveyors

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## ALDERSHOT ROAD, SUNDERLAND

£875 Per Month

This superb 3 bed mid link house is situated on Aldershot 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 as well as having a new kitchen, new floor coverings and a new bathroom with the internal accommodation briefly comprising of: Entrance Hall, Living, Kitchen / Dining Room and to the First Floor 3 Bedrooms and a Bathroom. Externally there is a front forecourt and rear garden with gated access to provide off street parking if required. Viewing is highly recommended

Mid Link House  
Living Room  
New Kitchen  
Viewing Advised

3 Bedrooms  
Kitchen / Dining Room  
New Bathroom  
EPC Rating: TBC



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### Entrance Hall

Stairs to the first floor, radiator

### Living Room

13'7" to bay x 12'0"

The living room has a double glazed bay window to the front elevation, radiator

### Kitchen / Dining Room

8'4" x 18'0"

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, double glazed window, radiator, double glazed French doors to the garden.

### First Floor

Landing

### Bathroom

White suite comprising low level WC, pedestal basin with mixer tap, double glazed window, extractor, bath with mixer tap and shower attachment, tiled floor and radiator

### Bedroom 1

14'6" max x 9'4" max

Rear facing, two double glazed window, radiator

### Bedroom 2

11'0" x 7'4"

Front facing, double glazed window, radiator

### Bedroom 3

8'0" x 7'6"

Front facing, double glazed window, radiator, storage cupboard

### External

Externally there is a front forecourt and rear garden with gated access to provide off street parking if required

### COUNCIL TAX

The Council Tax Band is Band

### VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

# M I C H A E L   H O D G S O N

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