



MICHAEL HODGSON

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## BEXLEY STREET, SUNDERLAND £850 Per Month

This 3/4 bedroom terraced cottage is situated on Bexley Street in St Gabriels offering a superb location proving easy access to Sunderland University, Hospital in addition to transport links to the City as well as local schools, shops and amenities. The property itself briefly comprises of Entrance Vestibule, inner Hall, Sitting Room/ Bedroom, Living Room, Kitchen, Bathroom and to the First Floor 3 Bedrooms. Externally there is a rear yard access via an electric roller shutter. Viewing of this property is highly recommended.

Cottage  
Living Room  
Bathroom  
Must be Viewed

3/4 Bedrooms  
Kitchen  
Popular location  
EPC Rating E



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Entrance Vestibule

Inner Hall

Sitting Room/ Bedroom

12'6" max x 14'11" max

Front facing, double glazed window, radiator.

Living Room

14'6" max x 18'11" max

The living room has a rear facing double glazed window, wall mounted electric fire, radiator, storage cupboard, stairs to the first floor.

Kitchen

12'6" max x 9'6" max

The kitchen has a range of floor and wall units, integrated oven, electric hob with extractor over, stainless steel sink and drainer, plumbed for washer, wall mounted gas central heating boiler, double glazed window, door to the rear.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower attachment, double glazed window, towel radiator, recessed spot lighting.

First Floor

Landing.

Bedroom 1

11'9" max x 12'9" max

Double glazed window, radiator, storage cupboard.

Bedroom 2

14'5" max x 7'2" max

T fall roof in part, radiator, double glazed window, storage cupboard.

Bedroom 3

7'1" x 12'6"

Double glazed window, radiator.

Externally

Externally there is a rear yard accessed via an electric roller shutter.

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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