



MICHAEL HODGSON

estate agents & chartered surveyors

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ATKINSON ROAD, SUNDERLAND

£735 Per Month

This neatly presented 1 bedroom unfurnished end terrace cottage is located on the corner of Atkinson Road and Laws Street in Fulwell just off Sea Road offering a convenient and sought after location within walking distance of many shops, Seaburn Metro Station, the sea front and its lovely beaches and amenities as well as excellent transport links to Sunderland City Centre. The property briefly comprises of Entrance Vestibule, Inner Hall, Bedroom, Living Room, Kitchen, Bathroom. Externally there is a front forecourt and rear yard. There is an additional benefit of a storage cupboard/utility has plumbing for a washing machine. Viewing is highly recommended.

To Let
1 Bedroom
Kitchen
Viewing Advised

Cottage
Living Room
Bathroom
EPC Rating: D



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Entrance Vestibule

Leading to:

Inner Hall

Storage cupboard, radiator, loft access

Bedroom 1

13'10" x 13'6"

Front facing, double glazed bay window, radiator

Living Room

12'11" x 14'3"

The living room has a double glazed window to the rear elevation, radiator, storage cupboard

Kitchen

6'10" x 10'10"

The kitchen has a range of floor and wall units, stainless sink and drainer with mixer tap, double glazed window, wall mounted gas boiler, laminate floor, radiator, door to the rear garden

Bathroom

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

External

Externally there is a front forecourt and rear yard. There is an additional benefit of a storage cupboard/utility has plumbing for a washing machine.

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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