



MICHAEL HODGSON

estate agents & chartered surveyors



OAKLANDS TERRACE, SUNDERLAND

£895 Per Month

This superb 3 bedroomed mid terraced house offers spacious living accommodation that must be viewed to be fully appreciated. Situated on Oaklands Terrace the property commands a much sought after location boasting easy access to Sunderland City Centre, Chester Road and its many shops in addition to regional transport links. The generous living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen. To the First Floor there are 3 Bedrooms and a Bathroom. Externally there is a front forecourt and a rear yard providing off street parking. Viewing is highly recommended to appreciate the space, home and location on offer.

Terraced House
Living Room
Kitchen
Viewing Advised

3 Bedrooms
Dining Room
Bathroom
EPC Rating: D



OAKLANDS TERRACE, SUNDERLAND

£895 Per Month

Entrance Hall

Radiator, laminate floor, stairs to the first floor.

Living Room

13'5" x 16'7" to bay

The living room has a double glazed bay window, radiator, laminate floor, coving to ceiling, high level aerial and power socket.

Dining Room

14'9" x 12'1"

The dining room has a double glazed window to the rear elevation, laminate floor, radiator,

Kitchen

6'5" x 15'3"

The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, sink and drainer with mixer tap, double glazed window, radiator, door to the rear yard, plumbed for washer.

First Floor

Landing, radiator, loft access.

Bathroom

White suite comprising of a low level wC, pedestal basin with mixer tap, bath with mixer tap, double glazed window.

Bedroom 1

12'2" max x 14'2" max

Rear facing, double glazed window, radiator, cupboard with wall mounted gas central heating boiler.

Bedroom 2

13'5" max x 10'11" max

Front facing, two double glazed windows, radiator, range of fitted wardrobes.

Bedroom 3

9'9" x 7'5"

Front facing, double glazed window, radiator.

Externally

Externally there is a front forecourt and a rear yard accessed via an up and over garage door.

COUNCIL TAX

The Council Tax Band is Band B.

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

