



MICHAEL HODGSON

estate agents & chartered surveyors



ROSE CRESCENT, SUNDERLAND

£795 Per Month

This 2 bed end link house is situated on Rose Crescent in Whitburn boasting a much sought after and popular location providing easy access to the village centre with its many shops and amenities as well as being within walking distance of the sea front and the coastal paths to Seaburn and South Shields. The property itself briefly comprises of: Kitchen, Living Room, Side Porch / Garden Room, Bathroom whilst to the First Floor there are 2 Bedrooms. Viewing is advised.

End Link House
Porch / Garden Room
Viewing Advised
Lovely Property

2 Bedrooms
Kitchen & Bathroom
Front Driveway & Rear Garden
EPC Rating: D



ROSE CRESCENT, SUNDERLAND

£795 Per Month

Kitchen

12'4" x 14'11"

The kitchen has a comprehensive range of floor and wall units, tiled splash back, electric oven, gas hob, cupboard with wall mounted gas boiler, stainless steel sink and drainer with mixer tap, two double glazed windows, recessed spot lighting, door to the rear garden, radiator, stairs to the first floor

Bathroom

Modern white suite comprising low level wc, pedestal basin with mixer tap, bath with shower over and tiled splash back, radiator

Living Room

11'3" x 14'11"

The living room has a double glazed window to the side elevation, radiator, French doors to the rear garden

Porch / garden room

10'5" x 7'10"

full range of double glazed windows, double glazed door, radiator

First Floor

landing

Bedroom 1

15'1" x 15'1"

Two double glazed windows, radiator

Bedroom 2

10'10" x 13'1"

Two double glazed windows, radiator

Externally

externally there is a front block paved driveway and to the rear a generous lawned garden and paved patio area

COUNCIL TAX

The Council Tax Band is Band A

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

