



MICHAEL HODGSON

estate agents & chartered surveyors

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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



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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

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4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

