

MICHAEL HODGSON

estate agents & chartered surveyors



MOWBRAY ROAD, SUNDERLAND
£1,000 Per Month

This delightful apartment is available to rent situated in St Cuthberts Hall which is located on Mowbray Road in a superb location on the fringe of the Ashbrooke Conservation Area commanding easy access to Sunderland City Centre, excellent transport links as well as shops and amenities. St Cuthberts Hall boasts many period features and charm whilst offering a high specification that will not fail to impress. Internally the DUPLEX apartment benefits from electric heating, a telephone security entry system, superb kitchen with integrated appliances, modern bathroom suites and many extras of note. Internally this stunning apartment briefly comprises of: Entrance Hall, Open Plan Kitchen / Living Room and to the Lower Ground Floor, 2 Bedrooms and a Bathroom. Externally there is courtyard allocated parking and communal gardens.

- To Let
- Living Room / Kitchen
- High Specification
- Viewing Advised
- 2 Bedrooms
- Duplex
- Gated Development
- EPC Rating: E









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ENTRANCE HALL
Laminate floor, telephone entry security system, wall mounted electric panel heater.

LIVING ROOM / KITCHEN
18'3" x 19'7"
The kitchen has a comprehensive range of floor and wall units, herringbone style tiled splashback, sink and drainer with mixer tap, electric hob with extractor over, electric oven, integrated fridge, freezer.

LOWER DUPLEX LEVEL
Inner hall with wall mounted electric panel heater, storage cupboard, airing cupboard

BEDROOM 1
11'6" max x 19'3" max
Two timber framed double glazed windows, wall mounted electric panel heater

BEDROOM 2
11'3" x 10'11"
Two timber framed double glazed windows, wall mounted electric panel heater

BATHROOM
Modern white suite comprising low level wc, pedestal basin with mixer tap, bath with rainfall style shower head and an additional shower attachment , chrome towel radiator, tiled walls and floor, recessed spot lighting, extractor.

EXTERNALLY
Externally there is courtyard allocated parking and communal gardens.

PARKING
Secure allocated parking space.

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