



MICHAEL HODGSON

estate agents & chartered surveyors

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BURDON HALL PARK, SUNDERLAND

£845 Per Month

We are delighted to bring to the rental market a lovely 3 bed semi detached house nestled in the peaceful and tranquil village of Burdon which offers an excellent commuting location providing easy access to Sunderland, Newcastle & Durham in addition to local shops and amenities. The property itself forms part of an exclusive gated development and briefly comprises of: Entrance Vestibule, Inner Hall, Living / Dining Room, Kitchen / Breakfast Room, WC / Cloaks and to the First Floor, Landing, 3 Bedrooms, Shower Room and a Bathroom. Externally there courtyard parking.

To Let
3 Bedrooms
Kitchen
Viewing Advised

House
Living / Dining Room
Bathroom & Shower Room
EPC Rating:D



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Entrance Vestibule
Tiled floor, leading to the Inner Hall

Inner Hall
stairs to the first floor, radiator

Living / Dining Room
28'1" x 11'10"
A light and airy room having 2 large arched timber framed double glazed timber framed windows with inset French doors, two double radiators

Kitchen
12'5" x 9'10"
The kitchen has a range of floor and wall units ,tiled splashbacks, tiled floor, stainless steel sink and drainer with mixer tap, double glazed window, electric hob, double electric oven,

WC
Low level WC, Timber Framed double glazed window, Tiled floor, wash hand basin, radiator

First Floor
Landon, Double Radiator, Double glazed window

Bathroom
White suite comprising of a low level WC and wash hand basin with mixer tap set on a vanity unit, corner shower cubicle, timber framed double glazed window, double radiator, tiled floor.

Shower Room
Comprising of a low level WC, wash hand basin, shower cubicle with a electric shower, timber framed double glazed window

Bedroom 1
11'3" x 11'8"
Double radiator, full range of fitted wardrobe, timber framed double glazed window, double radiator, timber framed double glazed window.

Bedroom 2
10'2" x 10'0"
Range of fitted wardrobes, radiator, double glazed window

Bedroom 3
radiator, double glazed window

Externally - Parking
There is a courtyard and parking

M I C H A E L H O D G S O N

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