

MICHAEL HODGSON

estate agents & chartered surveyors



WEARMOUTH DRIVE, SUNDERLAND
£900 Per Month

We welcome to the rental market this neatly presented 2 bed extended semi detached house that will not fail to impress all who view and is likely to appeal to a wide variety of purchasers. Situated on Wearmouth Drive just off Newcastle Road the property is ideally located for convenient access to Station of Light Metro Station, Sunderland City Centre and excellent transport links. Internally the accommodation benefits from contemporary decor, modern kitchen and bathroom suite, many extras of note and briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room and to the First Floor, 2 Bedrooms and a Bathroom. Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a generous garden with paved patio and lawn. Viewing of this lovely home is highly recommended.

Semi Detached House	2 Bedrooms
Living Room	Kitchen / Dining Room
Bathroom	Garage & Gardens
Viewing Advised	EPC Rating: C









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Entrance Vestibule
Stairs to the first floor, double radiator

Living Room
12'2" x 13'5"
The living room has a double glazed bay window to the front elevation, double radiator

Kitchen / Dining Room
14'2" x 15'8"
The kitchen has a new comprehensive range of floor and wall units, tiled splash back, stainless steel sink and drainer with mixer tap, plumbed for washer, double glazed window, double glazed French doors opening to the rear garden, radiator, recessed spot lighting, laminate floor, electric oven, electric hob with extractor over, cupboard with wall mounted gas boiler

First Floor
Landing, double glazed window

Bedroom 1
9'2" x 12'3"
Front facing double glazed window, radiator, storage cupboard with double glazed window

Bedroom 2
8'8" x 11'1"
Rear facing, double glazed window, radiator

Bathroom
New white suite comprising low level wc, pedestal basin with mixer tap, bath with rainfall style shower head and an additional shower head, two double glazed windows, towel radiator

Externally
Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a generous garden with paved patio and lawn.

Garage
Single garage

COUNCIL TAX
The Council Tax Band is Band

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