



M I C H A E L   H O D G S O N

estate agents & chartered surveyors





## WOODSIDE, SUNDERLAND

£695 Per Month

This 2 bed ground floor flat must be viewed to be fully appreciated boasting generous living space briefly comprising of: Communal Entrance Hall, Living Room, Kitchen, Bathroom and 2 Bedrooms. Externally there are communal gardens and courtyard parking. The property is situated on a private road in Ashbrooke which is within walking distance of the City Centre and local shops, schools and amenities. The property is available immediately and should be viewed to be fully appreciated.

Ground Floor Flat  
2 Bedrooms  
Kitchen  
Viewing Advised

To Let  
Living Room  
Bathroom  
EPC Rating: TBC



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### Communal Entrance Hall

Stairs leading to the first floor

### Entrance Hall

Radiator

### Living Room

18'1" x 22'0" to bay

The living room as a double glazed bay window to the front elevation, radiator, feature fireplace with ornate feature fire

### Kitchen

9'2" x 9'4"

The kitchen has a comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, double glazed window

### Bedroom 1

9'10" x 13'9"

Front facing, double glazed window, radiator, range of recessed wardrobes

### Bedroom 2

9'2" x 12'1"

Rear facing, double glazed window, radiator

### Bathroom

Modern white suite comprising lowlevel wc, pedestal basin with mixer tap and tiled splash back bath with mixer tap and tiled splash back, radiator

### Externally

Externally there are communal gardens and courtyard parking

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