



MICHAEL HODGSON

estate agents & chartered surveyors



## FLINT ROAD, SUNDERLAND £155,000

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A modern 3 bed town house that is arranged over 3 floors offering excellent living accommodation that must be viewed to be appreciated. Flint Road is located on the modern development of Alexandra Park which offers an excellent location providing easy access to the City Centre, local shops, schools and amenities as well as transport links to the A19. The property itself briefly comprises of: Entrance Hall, Kitchen / Dining Room, Ground Floor Reception Room or 4th Bedroom, Separate WC, to the first floor there is a Master Bedroom with En Suite and a Living Room whilst to the Second floor there are two further bedrooms and a Bathroom. Externally there is a front block paved drive for off street parking and to the rear a lawned garden and patio area. Viewing is advised.

TO LET  
OVER 3 FLOORS  
LIVING ROOM  
SORRY NO DSS

TOWN HOUSE  
3 BEDROOMS  
BATHROOM & EN SUITE  
EPC RATING: TBC



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### Entrance Hall

Radiator, stairs leading to the first floor

### Reception Room

9'0" x 10'1"

Double glazed window, radiator

### Separate WC

Low level WC, wall hung wash hand basin with tiled splashback, radiator, extractor

### Kitchen

12'9" x 13'2"

The kitchen has a range of floor and wall units, gas hob with extractor over, electric oven, plumbed for washer, stainless steel sink and drainer with mixer tap, wall mounted boiler, double glazed window to the rear elevation, double glazed patio door leading to the garden, radiator, recess spot lighting, storage cupboard

### First Floor

Landing

### Living Room

13'2" x 9'3"

The living room has a double glazed window to the front elevation, double glazed french doors leading to a Juliet balcony

### Bedroom 1

13'3" max x 9'8" max

Rear facing, double glazed window, radiator, double glazed french doors leading to a Juliet balcony, radiator

### En Suite

White suite comprising low level wc, pedestal wash basin with mixer tap and tiled splashback, shower with tiled surround, radiator, extractor

### Second Floor

Landing, loft access, storage cupboard

### Bedroom 2

10'5" x 13'3"

Front facing, two double glazed windows, radiator

### Bedroom 3

9'7" x 13'2"

Rear facing, double glazed window, radiator

### Bathroom

White suite comprising low level wc, pedestal wash basin with mixer tap and tiled splashback, bath with mixer tap and shower over with tiled surround, radiator, extractor

### External

Externally there is a front block paved drive for off street parking and to the rear a lawned garden and patio area

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band C

# M I C H A E L   H O D G S O N

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