



MICHAEL HODGSON

estate agents & chartered surveyors



FLINT ROAD, SUNDERLAND £155,000

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



FLINT ROAD, SUNDERLAND

£155,000

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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