



MICHAEL HODGSON

estate agents & chartered surveyors

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## KESTREL SQUARE, SUNDERLAND

£685 Per Month

A 2 bedroomed mid link house situated on Kestrel Square in Downhill offering a superb location for access to local shops, schools and amenities as well as being within east reach of the A19, A1231, Nissan, Doxford International and Sunderland City Centre only a short car journey. The property offers spacious living accommodation briefly comprising of: Entrance Vestibule, Living Room, Kitchen and to the First Floor 2 Bedrooms and a Bathroom. Externally there is a front garden and a rear paved gated garden providing off street parking. Viewing of this lovely home is recommended.

Mid Terraced House

2 Bedrooms

Living Room

Kitchen

Bathroom

Off Street Parking

Viewing Advised

EPC Rating: C

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### ENTRANCE VESTIBULE

lamine floor, leading to:

### LIVING ROOM

18'4" x 11'8"

The living room has a double glazed window to the front elevation, two radiators, wall mounted modern electric fire with marble hearth, coving to the ceiling, laminate floor, return staircase leading to the first floor.

### KITCHEN

11'9" x 8'9"

The kitchen is fitted with a range of floor and wall units, stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler, double glazed window to the rear elevation, door leading to the rear, radiator.

### FIRST FLOOR

landing, loft access

### BEDROOM 1

9'10" x 11'9"

Front facing, double glazed window, radiator.

### BEDROOM 2

11'10" x 8'10"

Rear facing, double glazed window, radiator.

### BATHROOM

Modern white suite comprising of a low level WC, pedestal basin with tiled splashback, bath with electric shower over and mixer tap with shower attachment, tiled floor, chrome towel radiator, extractor, storage cupboard, shaver point.

### EXTERNALLY

Externally there is a front garden and a rear paved gated garden providing off street parking.

# M I C H A E L   H O D G S O N

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