



MICHAEL HODGSON

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## THE CLOISTERS, MOWBRAY ROAD, SUNDERLAND £700 Per Month

A neatly presented 2 bed ground floor apartment situated in Ashbrooke Hall within the heart of leafy Ashbrooke which commands an excellent location for local shops, amenities, transport links as well as being within easy reach of Sunderland city centre. The property offers immaculately presented accommodation briefly comprising of: Entrance Hall, Living Room, Kitchen / Breakfast Room, Bathroom and 2 Bedrooms. Externally there is a block paved front patio area and allocated parking. Viewing is highly recommended.

Apartment  
2 Bedrooms  
Kitchen  
Lovely Property

Ground Floor  
Living Room  
Viewing Advised  
EPC Rating: C



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£700 Per Month

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### Entrance Hall

Laminate floor, radiator.

### Living Room

13'10" x 12'2"

The living room has a double glazed window, patio door leading to the courtyard.

### Kitchen/Breakfast Room

9'4" x 9'11"

The kitchen has a comprehensive range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, wall mounted gas central heating boiler, laminate floor, breakfast bar, double radiator, double glazed window, stainless steel sink and drainer with mixer tap.

### Bathroom

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, double glazed window, bath with shower over.

### Bedroom 1

10'11" x 10'4"

Double glazed window, double radiator, double glazed patio door leading to the front.

### Bedroom 2

11'6" x 7'11"

Two double glazed windows radiator.

### Parking

Allocated parking space

### Externally

Externally there is a block paved front patio area.

# M I C H A E L   H O D G S O N

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