



MICHAEL HODGSON

estate agents & chartered surveyors



FLINT ROAD, SUNDERLAND

£950 Per Month

This superb 3 bed semi detached town house situated on Flint Road on the newly built 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 benefits from gas central heating, double glazing, a security alarm system, contemporary decor and many extras of note. Internally the accommodation is arranged over 3 floors and briefly comprises of: Entrance Vestibule, Living Room, Inner Hall, Separate WC, Kitchen / Breakfast Room and to the First Floor, 2 Bedrooms and a Bathroom whilst to the Second Floor is a 3rd Bedroom with dressing area. Externally there is a front garden whilst to the rear is a lovely garden having paved patio area and artificial grass lawn. Viewing of this lovely home is highly recommended.

Semi Detached

Town House

3 Bedrooms

Over 3 Floors

Living Room

Viewing Advised

Immaculate Home

EPC Rating: B



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Entrance Vestibule

Radiator with cover, alarm control panel, laminate floor

Living Room

15'3" x 11'9"

The living room has a double glazed window to the front elevation, radiator with cover, provision for a wall mounted TV

Inner Hall

Laminate floor, stairs to first floor

WC

White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, laminate floor, radiator with cover

Kitchen

10'7" x 11'9"

The kitchen has a comprehensive range of floor and wall units, electric oven, electric hob with extractor over, plumbed for washer and dishwasher, stainless steel sink and mixer tap, laminate floor, recess spot lighting, cupboard with wall mounted gas boiler, double glazed french doors opening to the rear garden

First Floor

Landing

Bedroom 1

9'9" x 12'0"

Front facing, two double glazed windows, range of fitted wardrobes, laminate floor, radiator with cover

Bedroom 2

12'0" x 8'2"

Currently used as a dining room having a double glazed window to the rear elevation, radiator with cover

Bathroom

Suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower over, double glazed window, chrome towel radiator, extractor

Second Floor

Landing, storage cupboard

Bedroom 3

8'5" x 22'1"

Two velux style windows, radiator, loft access, double doors opening to dressing area with velux style window and storage cupboard

Parking

There is an allocated parking space

External

Externally there is a front garden whilst to the rear is a lovely garden having paved patio area and artificial grass lawn

M I C H A E L H O D G S O N

estate agents & chartered surveyors

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