

MICHAEL HODGSON

estate agents & chartered surveyors



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 if needed. 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
laminate 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.

COUNCIL TAX
The Council Tax Band is Band A

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