

MICHAEL HODGSON

estate agents & chartered surveyors



HYLTON LANE, SUNDERLAND
£750 Per Month

A neatly presented 2 bed house is available TO LET being situated on Hylton Lane just off Washington Road opposite The Bunny Hill Centre with road links to The A19 and Sunderland City Centre, close to local schools including St John Primary School and local amenities. The property is available UNFURNISHED and briefly comprises of: Entrance Vestibule, Living Room, Kitchen and to the First Floor 2 Bedrooms and a Bathroom. Externally there is a front garden and to the rear is a garden with decking area, gravelled area and a driveway for off street parking. Viewing is advised.

- Semi Detached House
- 2 Bedrooms
- Living Room
- Kitchen
- Lovely Property
- Viewing Advised
- Front & Rear Garden
- EPC Rating:D









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Entrance Porch
Double glazed window, leading to the inner hall.

Inner Hall
Stairs to the first floor.

Living Room
Double glazed window to the front elevation, feature fire with electric fire, radiator.

Kitchen
8'5" max x 14'6" max
Range of floor and wall units, cupboard with wall mounted gas central heated boiler, stainless steels ink and drainer with mixer tap, plumbed for washer, 2 double glazed windows, storage cupboard, electric oven, electric hob with extractor, storage cupboard.

First Floor
Landing, double glazed window.

Bedroom
7'11" x 8'7"
Rear facing, double glazed window, radiator.

Bedroom
11'2" max x 10'6" max
Front facing, 2 double glazed windows, range of fitted wardrobes, storage cupboard.

Bathroom
White suite comprising of a low level WC, wall hung hash hand basin with mixer tap, bath with shower over, double glazed , chrome towel radiator.

Externally
Externally there is a front garden and to the rear is a garden with decking area, gravelled area and a driveway for off street parking.

COUNCIL TAX
The Council Tax Band is Band A.

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