



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## TORRENS ROAD, SUNDERLAND

### £500 Per Month

Rent: £500 per month

Thorney Close - Two Bed House – Large Enclosed Garden – Great Condition – Available Now

We are delighted to offer this spacious, two bed house situated in Torrens Road, Thorney Close. Close to all amenities and well presented throughout, the property offers spacious accommodation, has the added benefit of a large outhouse to the side and large enclosed garden to the rear. Highly recommended, the property comprises the following:

- Spacious lounge with coal effect gas fire
- Fitted kitchen/dining room
- First floor landing
- Bathroom/wc wet room
- Two first floor double bedrooms
- Large outhouse to side
- Externally: Enclosed gardens to front and rear

Satisfactory references required without exception  
Sorry, no pets

EPC: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9826-3003-1209-2259-0200>

Semi Detached House

2 Bedrooms

Living Room

Kitchen / Dining Room

Utility / Store

No Chain Involved

Viewing Advised

EPC Rating: D



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### Living Room

19'0" x 9'3"

The living room has a double glazed window to the front elevation, two double radiators, vinyl flooring, feature fireplace with gas fire, stairs to the first floor

### Kitchen / Dining Room

10'0" x 18'8"

The kitchen / dining room spans the full width of the house having two double glazed windows and two radiators

The kitchen has a range of floor and wall units, tiled splash back, stainless steel sink and drainer with mixer tap, electric oven, gas hob, wall mounted gas boiler

### Utility / Store

13'0" x 9'7"

Access to the front and rear garden

### First Floor

Landing, double glazed window, radiator

### Bedroom 1

10'2" x 15'3"

Front facing, double glazed window, storage cupboard

### Bedroom 2

10'6" x 8'11"

Rear facing, double glazed window, storage cupboard

### Shower Room

Wet room style shower room having a low level wc, pedestal basin, walk in shower with electric shower, two double glazed windows, radiator

### Externally

Externally there is a front garden whilst to the rear is a generous lawned garden.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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