



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

estate agents & chartered surveyors

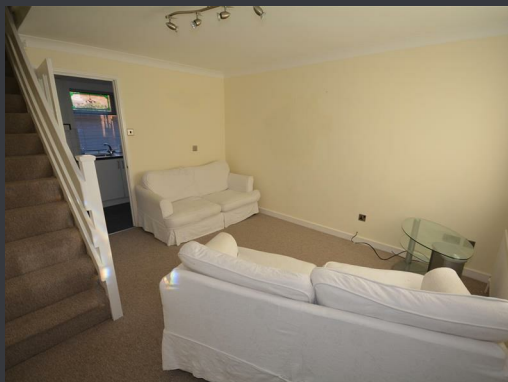


ST LUCIA CLOSE, SUNDERLAND £350

A neatly presented end link home situated in Hendon, being within easy reach of all local amenities and close to Sunderland City Centre. The property has been fully modernised throughout including a new Kitchen, new carpets with the spacious living accommodation briefly comprising of; Entrance Vestibule, Living Room, Kitchen and to the First Floor 1 Bedroom and Bathroom. The property also benefits from Gas Central Heating and Double Glazing. Externally the property is situated on a generous corner plot having a front lawned garden and a gravelled rear garden. Viewing is highly recommended.

End Link House
Living Room
TO LET
Available Now

1 Bedroom
Kitchen
Bathroom
EPC RATING: D



ST LUCIA CLOSE, SUNDERLAND

£350

ENTRANCE VESTIBULE

Double glazed window, double glazed door, leading to:

LIVING ROOM

11'7" x 13'3"

The living room has a double glazed window to the front elevation, two radiators, stairs leading to the first floor

KITCHEN

6'5" x 11'7"

The kitchen is fitted with a modern comprehensive range of white gloss floor and wall units, tiled splashback, stainless steel sink and drainer, radiator, double glazed window, door to garden, wall mounted gas central heating boiler, recessed spot lighting, free standing cooker with gas hob..

FIRST FLOOR

Landing with double glazed window to the rear elevation.

BEDROOM

11'8" x 9'1"

Double glazed window, radiator, range of mirror fronted wardrobes, loft access.

BATHROOM

White suite comprising low level wc, pedestal basin, bath, full tiled walls, double glazed window to the rear

EXTERNALLY

Externally there is a front lawned garden and gravelled rear garden.

ESTATE AGENT OF THE YEAR AWARDS

NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field

having won Best Estate Agent in the NORTH EAST for 2012 & 2013.

The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

LETTING AGENT FEES

The asking rent does not include letting agents fees. Please note that there is a administration fee of £200 per property that covers: General administration fees Referencing fees (including credit checks, bank, guarantor and previous landlord) Drawing up of the tenancy agreements The fee is charge per property.

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