



MICHAEL HODGSON

estate agents & chartered surveyors



## HOLBORN ROAD, SUNDERLAND

£495 Per Month

A neatly presented 2 bed end terraced house situated on Holborn Road in Nookside offering an excellent location for easy access to the A19, local shops and amenities. The property itself benefits from double glazing, gas central heating and briefly comprises of: Entrance Vestibule, Living Room, Kitchen and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front lawned garden and driveway for off street parking and to the rear a generous lawned garden. Viewing is advised. Sorry No Dogs

HOUSE

2 BEDROOMS

KITCHEN

SORRY NO DOGS

END TERRACE

LIVING ROOM

OFF STREET PARKING &  
GARDENS

EPC RATING: E



## HOLBORN ROAD, SUNDERLAND

£495 Per Month

---

### Entrance Vestibule

Stairs to the first floor, radiator

### Living Room

13'2" x 14'0"

The living room has a double glazed window to the front elevation, double radiator, coving to ceiling

### Kitchen

16'0" x 6'1"

The kitchen has a range of floor and wall units, tiled splash back, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, double radiator, double glazed window to the rear elevation, storage cupboard, door leading to the garden

### First Floor

Landing, double glazed window to the side elevation

### Bedroom 1

12'7" x 10'7"

Front facing, double glazed window, radiator, storage cupboard

### Bedroom 2

8'5" x 9'3"

Rear facing, double glazed window, radiator

### Bathroom

White suite comprising low level wc, pedestal, bath with electric shower over and tiled splash back, double radiator, double glazed window to the rear elevation, extractor

### Externally

Externally there is a front lawned garden and driveway for off street parking and to the rear a generous lawned garden

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

