



MICHAEL HODGSON

estate agents & chartered surveyors





## EGLINTON STREET, SUNDERLAND

### £475 Per Month

This 3 bedroom mid terraced dormer cottage is situated on Eglinton Street in the convenient area of Monkwearmouth being close to the Stadium Of Light Stadium, Sunderland Aquatic Centre, Stadium Of Light Metro Station with rail links to Sunderland City Centre and Newcastle, schools including Grange Park as well as being close to local amenities. The property itself comprises of Entrance Hall, Living Room, Kitchen, Bathroom and a Ground Floor Bedroom whilst to the First Floor there are 2 Bedrooms. Externally there is a rear yard. Viewing of this property is recommended.

Dormer Cottage

Living Room

2 First Floor Bedrooms

Rear Yard

3 Bedrooms

Ground Floor Bedroom

Viewing Advised

EPC Rating E



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Entrance Hall  
Radiator

Bedroom 1  
13'9" x 13'5"  
Double radiator, double glazed window

Living Room  
17'6" x 13'10"  
Radiator, inset fireplace, storage cupboard, stairs to the first floor

Kitchen  
14'11" x 8'4"  
The kitchen has a range of floor and wall units, tiled splash back, space for a free standing cooker, stainless steel sink and drainer with mixer tap

Rear Passage  
Plumbed for washer, leading to

Bathroom  
White suite comprising low level wc, pedestal with mixer tap bath with mixer tap, tiled walls and floor, double glazed window, radiator

First Floor  
Landing

Bedroom 2  
12'6" x 7'7"  
Front facing, two double glazed windows, double radiator

Bedroom 3  
12'7" x 8'2"  
Rear facing, two double glazed windows, double radiator

Externally  
Externally there is a rear yard

# M I C H A E L   H O D G S O N

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