



MICHAEL HODGSON

estate agents & chartered surveyors





## ROWLANDSON TERRACE, SUNDERLAND £425

TO LET - 1 BED GROUND FLOOR FLAT - The property is located on Ryhope Road being situated close to local schools including Southmoor Community School, Backhouse Park, local amenities and only approximately 1 miles to Sunderland City Centre. Internally the flat briefly comprises of: Living Room, Bedroom & En Suite, Kitchen / Dining Room, Rear Passage, Bathroom. Viewing is highly recommended.

TO LET  
GROUND FLOOR  
EN SUITE  
VIEWING ADVISED

FLAT  
1 BEDROOM  
ADDITIONAL  
BATHROOM  
EPC RATING: D



## ROWLANDSON TERRACE, SUNDERLAND

£425

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Communal Entrance Hall

Leading to

Flat 1

Living Room

18'2" to bay x 15'2"

The living room has a bay window to the front elevation incorporating 4 no double glazed windows, radiator, ornate ceiling, radiator

Bedroom

17'8" to bay x 13'6"

Rear facing, bay window with 3 no double glazed windows, radiator, range of fitted wardrobes

En Suite

Wet room style shower room having a shower, pedestal basin, low level wc, tiled walls and floor, extractor, radiator

Inner Hall

Cupboard under stairs

Kitchen

The kitchen is fitted with a range of floor and wall units, tiled splash back, two radiators, double glazed french doors leading to the side, stainless steel sink and drainer with mixer tap, electric hob, electric oven

Rear Passgae

Door to the yard, wall mounted gas boiler

Bathroom

White suite comprising bath with mixer tap, pedestal with mixer tap, part tiled walls,radiator, double glazed window to the rear elevation

# M I C H A E L   H O D G S O N

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