



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## WOODSIDE, SUNDERLAND

£375

TO LET - £375 PER CALENDAR MONTH. A compact ground floor 1 bed flat having an open plan living room / kitchen, bathroom and bedroom. The flat benefits from gas central heating and is part furnished. Externally there are communal gardens and parking. The property is situated on a private road in Ashbrooke and offers a convenient location being within walking distance of the city centre, local shops and amenities. Viewing is advised.

Flat

Living / Kitchen

Communal Gardens

Viewing Advised

1 bedroom

Bathroom

Popular Location

EPC Rating: c



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Communal Entrance

Leading to

Inner Hall

Bathroom

White suite comprising low level wc, pedestal with mixer tap, bath with shower over, tiled walls and floor, radiator, double glazed window to the side elevation, recess spot lighting, radiator

Living Room / Kitchen

20'4" x 10'9"

An open plan kitchen / Living Room having two double glazed windows to the side elevation, recess spot lighting in part, radiator.

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, cupboard with wall mounted boiler, electric oven, electric hob with extractor over, integrated fridge freezer

Rear Passage

Door to the rear

Bedroom

11'0" x 9'1"

Double glazed window to the side elevation, recessed wardrobe

Externally

Externally there is parking and communal gardens

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4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

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0191 5657000

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

