



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MOOR LANE, SUNDERLAND

£1,900 Per Month

This superb detached home is situated on Moor Lane in Cleadon offering a highly regarded location boasting convenient access to the villages shops, amenities, bars and restaurants in addition to excellent transport links to the regions towns and cities. The property offers generous yet versatile living space briefly comprising of: Entrance Hall, Living Room, Dining Area, Kitchen / Breakfast Room, Utility, WC and an additional Reception Room whilst to the First Floor is a Landing, 4 Bedrooms, Family Bathroom and an En Suite and Dressing Area to Bedroom 1. Externally there is a front garden with a block paved driveway leading to the house and garage whilst to the a rear garden with a paved patio area and lawn. Viewing of this lovely family home is highly recommended to fully appreciate the space, home and location on offer.

Detached House

4 Bedrooms

Living Room

Kitchen / Breakfast Room

Garage & Gardens

Bathroom & En Suite

Viewing Advised

EPC Rating: C

MICHAEL HODGSON
estate agents & chartered surveyors



MOOR LANE, SUNDERLAND

£1,900 Per Month

Entrance Hall
Laminate floor, radiator, cupboard under stairs, stairs to first floor

Living Room
10'11" x 27'0"
The Living Room has a doubled glazed window to the front elevation, laminate floor, radiator, recessed spot lighting bi-folding doors to the rear garden

Reception Room
14'6" x 12'0"
A versatile room that could be used for a variety of uses, Double glazed window, radiator

Dining Area
15'5" x 8'11"
Laminate floor, radiator, bi-folding doors to the rear garden

Kitchen/Breakfast Room
13'7" x 14'7"
The Kitchen has a comprehensive range of floor and wall units, electric hob, electric oven, microwave oven/grill, integrated fridge freezer, stainless steel sink with mixer tap, double glazed window,

There is a central breakfasting island with breastfed bar, radiator, door leading to the front

Utility Area
Wall mounted gas central heating boiler, Velux style window

WC
White suite comprising wall hung wash hand basin with mixer tap, wall hung low level wc, chrome towel radiator, recessed spot lighting, double glazed window

First Floor
Landing, double glazed window, radiator, recessed spot lighting, loft access

Bedroom One
11'9" x 11'11"
Front facing, double glazed window, radiator

Dressing Area
12'0" x 5'1"
His and hers dressing areas

En Suite
Modern white suite comprising wall hung low level wc, wall hung wash hand basin with mixer tap wet room style walks in shower with Rainfall style showerhead and an additional shower attachment, double glazed window, towel radiator

Bedroom Two
12'6" x 9'2"
Rear facing, double glazed window, radiator

Bedroom Three
14'7" x 9'1"
Rear facing, double glazed window radiator

Bedroom Four
11'1" x 6'9"
Front facing, double glazed window, radiator, laminate floor

Bathroom
White suite comprising wall, hung wash hand basing with mixer tap set on a vanity unit, bath with mixer tap, walk-in shower, double glazed window, recessed spot lighting, tiled walls and floor

External
Externally there is a front garden with a block paved driveway leading to the house and garage whilst to the a rear garden with a paved patio area and lawn

Garage
Integral garage accessed via electric garage door

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

