



MICHAEL HODGSON

estate agents & chartered surveyors

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ALLENDALE ROAD, SUNDERLAND

£725 Per Month

This well presented 2 bed semi detached house is situated on Allendale Road in Farringdon which offers an ideal location benefiting from easy access to the A19, Doxford International Business Park, Nissan in addition to local shops, schools and amenities. The property boasts many extras of note and is well as having a new kitchen, new floor coverings and a new bathroom with the internal accommodation briefly comprising of: Entrance Hall, Living Room / Dining Room, Kitchen and to the First Floor 2 Bedrooms and a Bathroom. Externally there is a front lawned garden and to the rear is a garden with patio area and raised lawn with stocked borders in addition to a brick store. Viewing is highly recommended

Semi Detached House

2 Bedrooms

Living Room / Dining Room

Kitchen

Front & Rear Garden

Lovely Property

Viewing Advised

EPC Rating: D



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Entrance Hall

Radiator, double glazed window to the side elevation, cupboard under the stairs.

Living Room / Dining Room

20'4" max x 11'0" max

The living room/dining room spans the full depth of the house having a double glazed window to the front and rear elevation, two radiators.

Kitchen

9'6" x 8'0"

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

First Floor

Landing, double glazed window.

Bedroom 1

14'4" x 10'1"

Front facing, large double glazed window, radiator, cupboard with wall mounted gas central heating boiler.

Bedroom 2

Rear facing, double glazed window, radiator.

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower attachment, double radiator, tiled splashback, tiled floor, double glazed window, recessed spot lighting, radiator.

Externally

Externally there is a front lawned garden and to the rear is a garden with patio area and raised lawn with stocked borders in addition to a brick store

COUNCIL TAX

The Council Tax Band is Band A.

M I C H A E L H O D G S O N

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