

## MICHAEL HODGSON

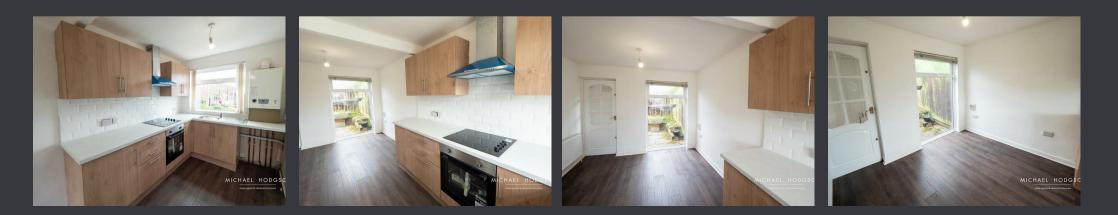
estate agents & chartered surveyors



## WESSEX CLOSE, SUNDERLAND £750 Per Month

TO LET - This 3 bedroom end link house is available with immediate vacant possession and is likely to appeal to a wide variety of purchasers being situated in Witherwack on Wessex Close which is close to local shops, amenities, schools and approximately 3 miles to Sunderland City Centre. The property briefly comprises of Entrance Porch, Living Room, Kitchen / Dining Room, Rear Hallway and to the First Floor, Landing, 3 Bedrooms, Shower Room & Separate WC. Viewing is advised.

End Link House Living Room Shower Room Lovely Property 3 Bedrooms Kitchen / Dining Room Viewing Advised EPC Rating: C



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Entrance Porch Front porch with double glazed window.

Living Room 13'6" x 11'2" The living room has a large double glazed window, radiator

Kitchen/Dining Room 9'11" max x 11'2" The kitchen/dining room spans the full depth of he house with the kitchen having a range of floor and wall units, tiled splash back, wall mounted gas central heating boiler, electric oven, electric hob with extractor over, 2 double glazed windows, radiator.

Inner Hall Stairs to the first floor.

First Floor Landing, double glazed window, 2 storage cupboards.

Bedroom 6'2'' x 10'8'' Double glazed window, radiator

Bedroom 6'3" x 10'8" Double glazed window, radiator.

Bedroom 11'2" x 10'10" Double glazed window, radiator.

Shower Room Wet room style shower with wash hand basin and mixer tap sat on a vanity unit, double glazed window, radiator, walk in shower.

WC Low level WC, double glazed window. Externally Externally there is a front and rear garden.

COUNCIL TAX The Council Tax Band is Band A.

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