



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



FOXTON COURT, SUNDERLAND £1,300 Per Month

We are delighted to offer to let this rare to the market 3 bed mid link townhouse located within the exclusive and sought after Foxton Court development. Situated in the heart of Cleaton, the village provides shops, restaurants and amenities all within walking distance. The property is arranged over 3 floors and boasts spacious living accommodation benefitting from double glazing, contemporary décor, modern kitchen and bathroom, gas central heating and briefly comprising of: Entrance Hall, Utility and to the First Floor, Landing, WC, Living Room Kitchen / Dining Room ad to the Second Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front block paved driveway area providing off street parking and access to the double garage whilst to the rear there is a decked garden. Viewing is highly recommended to fully appreciate this stunning apartment.

- | | |
|-----------------------|---------------|
| To Let | House |
| 3 Bedrooms | Living Room |
| Kitchen / Dining Room | Double Garage |
| Over 3 Floors | EPC Rating: D |



FOXTON COURT, SUNDERLAND

£1,300 Per Month

Entrance Hall

Double glazed window, double radiator, stairs to first floor

Utility

13'10" x 7'5"

Floor units, stainless steel sink and drainer with mixer tap, plumbed for washer and dryer

First Floor

Landing

Living Room

16'6" x 20'11"

The Living Room has three double glazed windows, two double radiators, feature fireplace with electric fire

Kitchen / Dining Room

22'7" x 9'4"

The Kitchen has a comprehensive range of floor units, granite worktops, tiles splashbacks, double electric oven, electric hob with extractor over, integrated microwave, integrated dishwasher, sink and drainer with mixer tap, radiator, two double glazed windows, recessed spot lighting to the kitchen area,

WC

Low level wc, double glazed window, radiator, recessed spot lighting, wash hand basin and vanity unit with mixer tap

Second Floor

Landing, loft access, recessed spot lighting

Bedroom One

12'4" x 11'2"

Double glazed window, radiator, range of fitted wardrobes, recessed spot lighting

Bedroom Two

12'6" x 11'2"

Double glazed window, radiator, recessed spot lighting

Bedroom Three

11'5" x 7'8"

Double glazed window, radiator, recessed spot lighting,

Bathroom

Modern white suite comprising low level wc, bath with mixer tap, double glazed window, chrome towel radiator, tiled walls and floor, wall hung wash hand basin with mixer tap set on a vanity unit, recessed spot lighting

External

Externally there is a front block paved driveway area providing off street parking and access to the double garage whilst to the rear there is a decked garden

Garage

14'9" x 18'3"

Double garage, wall mounted gas central heating boiler, electric roller shutter

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

