



MICHAEL HODGSON

estate agents & chartered surveyors



CHELMSFORD SQUARE, SUNDERLAND

£650 Per Month

A neatly presented 2 bed semi detached house situated within the cul-de-sac of Chelmsford Square in Hylton Castle. The property is ideally situated for local shops, schools and amenities and the A19. The property benefits from a new kitchen, new bathroom, new floor coverings, Gas Central Heating, Double Glazing and briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Breakfast Room, Garden Room / Conservatory and to the First Floor 2 Bedrooms and a Bathroom. Externally there is a front paved garden whilst to the rear is a paved and gravelled garden.

To Let

2 Bedrooms

Kitchen / Breakfast Room

Front And Rear Garden

Semi Detached House

Living Room

Viewing Advised

EPC Rating: C



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Entrance Porch
Double glazed windows, leading to the inner hall.

Inner Hall
Stairs to the first floor.

Living Room
12'9" max x 12'10" max
The living room has a double glazed window to the front elevation, double radiator, cupboard under the stairs.

Kitchen
15'11" x 5'9"
The kitchen has a range of floor and wall units, tiled splashback, wall mounted gas central heating boiler, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, storage cupboard with part tiled walls, double glazed window, double glazed door to the conservatory.

Conservatory/Garden Room
7'5" x 6'2"
Range of double glazed windows, double glazed door to the garden.

First Floor
Landing, loft access.

Bedroom 1
10'0" x 10'5"
First floor, double glazed window, double radiator, storage cupboard.

Bedroom 2
9'0" x 7'10"
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 over, double glazed window, radiator, extractor.

Externally
Externally there is a front and rear garden.

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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