



M I C H A E L   H O D G S O N

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estate agents & chartered surveyors



## MERRINGTON CLOSE, SUNDERLAND

### £450

\*\*\* REDUCED RENT TO £400 FOR FIRST THREE MONTHS OF TENANCY\*\*\*

Available Soon – Very Well Presented Two Bed Upper Flat – Close to Doxford Business Park  
We are delighted to offer this stunning two bedroom first floor flat, offered for let on an unfurnished basis. Located within the extremely popular Moorside area of Sunderland, close to Doxford Park and the A19 corridor.. The spacious and airy accommodation briefly comprises the following

Entrance porch

landing with loft access

large lounge with neutral décor and feature fire

recently installed cream fitted kitchen

two double bedrooms both with fitted wardrobes

family bathroom W.C with separate shower over bath.

externally, block paved garden to front

No pets

Sorry, No DSS

Upper Floor Flat

2 Bedrooms

Lounge

Kitchen

Front Garden

Sorry No Pets or Dss

Reduced Rent to £400 for  
first Three Month

Epc Rating: D



## MERRINGTON CLOSE, SUNDERLAND

£450

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Entrance Porch

Landing

Loft access

Lounge

neutral décor and feature fire

Kitchen

cream fitted kitchen

Bedroom

Fitted wardrobes

Bedroom

Fitted wardrobes

Bathroom

W.C with separate shower over bath.

External

externally, block paved garden to front

### VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

### LETTING AGENT FEES

The asking rent does not include letting agents fees. Please note that there is a administration fee of £200 per property that covers: General administration fees Referencing fees (including credit checks, bank, guarantor and previous landlord) Drawing up of the tenancy agreements The fee is charge per property.

### ESTATE AGENT OF THE YEAR AWARDS

NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards

are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

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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

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[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

