

# MICHAEL HODGSON

estate agents & chartered surveyors

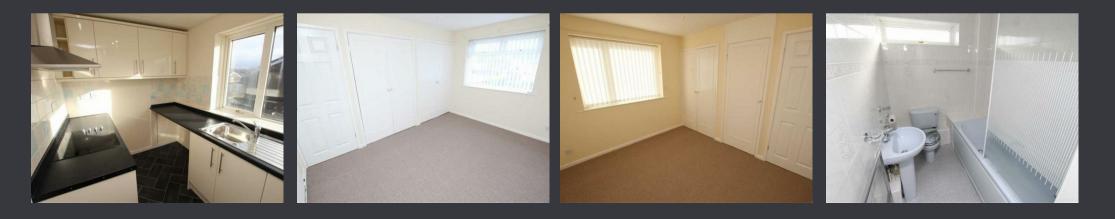


# MERRINGTON CLOSE, SUNDERLAND £450

### \*\*\* 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 Lounge Front Garden Reduced Rent to £400 for first Three Month 2 Bedrooms Kitchen Sorry No Pets or Dss Epc Rating: D



# MERRINGTON CLOSE, SUNDERLAND £450

#### 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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