MICHAEL HODGSON

estate agents & chartered surveyors

MOWBRAY ROAD, SUNDERLAND
£1,200 Per Month

FURNISHED FLAT - An exciting opportunity to let and apartment in St Cuthberts Hall which is located on Mowbray Road in a superb location on the fringe of the Ashbrooke Conservation Area commanding easy access to Sunderland City Centre, excellent transport links as well as shops and amenities. St Cuthberts Hall boasts many period features and charm whilst offering a high specification that will not fail to impress. Internally the DUPLEX apartment benefits from electric heating, a telephone security entry system, superb kitchen with integrated appliances, luxury bathroom suites and many extras of note. Internally this stunning apartment briefly comprises of: Entrance Hall, Open Plan Kitchen / Living Room and to the Lower Ground Floor, study/office, 2 Bedrooms and a Bathroom. Externally there is courtyard allocated parking and communal gardens.

Apartment	2 Bedrooms
Living Room / Kitchen	Duplex
Furnished	Allocated Parking
Viewing Advised	EPC Ratings: E

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ENTRANCE HALL
Laminate floor, telephone entry security system, walk in storage cupboard, wall mounted electric panel heater.

LIVING ROOM / KITCHEN
21'7" m x 14'1" m
A lovely open plan kitchen/ living room having four timber framed double glazed sash style windows, two wall mounted electric panel heaters, laminate floor, recessed spot lighting, provision for a wall mounted TV.

The kitchen has a comprehensive range of floor and wall units, tiled splashback, sink and drainer with mixer tap, electric oven, electric hob with extractor over, integrated fridge, freezer, dishwasher and washer.

LOWER DUPLEX LEVEL
Inner hall with wall mounted electric panel heater

STUDY / OFFICE AREA
A fitted study area accessed from the lower hallway

BEDROOM 1
10'2" max x 18'1" max
wall mounted electric panel heater, two timer framed double glazed widows, provision for a wall mounted TV, walk in dressing room.

BEDROOM 2
12'3" x 8'11"
wall mounted electric panel heater, two timber framed double glazed windows

BATHROOM
Modern white suite comprising low level wc, pedestal basin with mixer tap, bath with rainfall style shower head and an additional shower attachment , chrome towel radiator, tiled walls and floor, recessed spot lighting, extractor.

EXTERNALLY
Externally there is courtyard allocated parking and communal gardens.

PARKING
Secure allocated parking space.

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