



MICHAEL HODGSON

estate agents & chartered surveyors





## MOWBRAY ROAD, SUNDERLAND

£1,100 Per Month

An exciting opportunity to rent an 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, modern bathroom suites and many extras of note. Internally this stunning apartment briefly comprises of: Entrance Hall, Bathroom, Open Plan Kitchen / Living Room, First Floor Duplex Level with 2 Bedrooms and an En Suite. Externally there is courtyard allocated parking and communal gardens.

New Development

2 Bedrooms

Living Room / Kitchen

Duplex

High Specification

Gated Development

Viewing Advised

EPC Ratings: E



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### VIRTUAL TOUR

PLEASE EXPLORE THE STUNNING SHOW APARTMENT VIA OUR

V I R T U A L T O U R : <https://my.matterport.com/show/?m=N8G4xf7caQ>

### ENTRANCE HALL

Laminate floor, telephone entry security system, wall mounted electric panel heater and an impressive staircase leading to the first floor, cupboard under stairs.

### 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.

### LIVING ROOM / KITCHEN

20'6" x 17'10"

The kitchen/ living room has four timber framed double glazed sash style windows to the front elevation, laminate floor, recessed spot lighting, two wall mounted electric panel heaters.

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.

### FIRST FLOOR DUPLEX LEVEL

Landing, wall mounted electric panel heater.

### Bedroom 1

29'8" max x 12'0" max

Feature vaulted ceiling with open beams, two wall mounted electric panel heaters, two velux style windows and a rear dressing room area.

### ENSUITE

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

### Bedroom 2

13'10" x 7'9"

Velux style window, vaulted ceiling with open beams, wall mounted electric panel heater

### EXTERNALLY

Externally the development is accessed via a electrically operated security gate that leads to a courtyard allocated parking and communal gardens.

### PARKING

Secure allocated parking space.

# M I C H A E L   H O D G S O N

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