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## GODFREY ROAD, SUNDERLAND £750 Per Month

This 2 bed end link house is situated on Godfrey Road in Grindon must be viewed to be appreciated. Grindon offers a popular and convenient location providing easy access to shops, schools and amenities as well as the A19. The property offers neatly presented living accommodation in need of some modernisation and briefly comprises of: Entrance Vestibule, Living Room, Kitchen and to the First Floor, 2 Bedrooms and a Bathroom. Externally there is a front and rear garden. Viewing is highly recommended.

End Link House  
Living Room  
Bathroom  
Lovely Property

2 Bedrooms  
Kitchen  
Viewing Advised  
EPC Rating: D



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### Entrance Vestibule

radiator, stairs to the first floor.

### Living Room

12'9" max x 12'7" max

The living room has a double glazed bay window, radiator, fireplace with gas fire.

### Kitchen

15'11" max x 8'11" max

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric oven, electric hob, two double glazed windows, door to the rear garden.

### First Floor

Landing, double glazed window, double radiator.

### Bedroom 1

10'11" x 10'1"

Front facing, double glazed window, radiator, range of fitted wardrobes, dressing table, matching side tables, double radiator, cupboard with wall mounted gas central heating boiler.

### Bedroom 2

9'2" x 7'8"

Rear facing, double glazed window, radiator.

### Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, radiator, bath with shower over, double glazed window, 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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