



MICHAEL HODGSON

estate agents & chartered surveyors

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HOLYOAKE TERRACE, SUNDERLAND

£950 Per Month

A neatly presented 3 bedroomed terraced house cottage situated on Holyoake Terrace which offers a superb location providing easy access to Sea Road and its shops and amenities as well as the sea front and beaches in addition to Sunderland City Centre only a short car journey away. The property benefits from Gas Central Heating, Double Glazing and contemporary decor with the living space briefly comprising of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor 3 Bedrooms and a Bathroom. Externally there is a front forecourt, and a rear garden having an artificial grass lawn and paved patio area accessed via an up and over garage door. Viewing is advised to appreciate the home and location on offer.

Terraced House
Living Room
Kitchen
Lovely Property

3 Bedrooms
Dining Room
Viewing Advised
EPC Rating: D



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Entrance Hall

Exposed wood floor, radiator with cover, stairs to first floor

Living Room

12'0" x 15'5"

The Living Room has a double glazed bay window to the front elevation, exposed wood strip floor, radiator, feature fireplace with gas fire and tiled surround/ hearth

Dining Room

14'9" x 13'3"

Laminate floor, radiator, ornate feature fireplace, inset shelving to two alcoves, storage cupboard, double glazed window

Kitchen

6'10" x 13'0"

The Kitchen has a comprehensive range of floor and wall units, tiled splashbacks, space for free standing cooker, plumbed for washing machine, tiled floor, double glazed window, space for free standing fridge freezer cupboard with wall mounted gas central heating boiler, door leading to the rear yard

First Floor

Landing, double glazed window to the rear elevation, storage cupboard

Bedroom One

14'3" x 13'1"

Front facing double glazed window, radiator, storage cupboard

Bedroom Two

8'1" x 10'2"

Rear facing, double glazed window, radiator

Bedroom Three

11'2" x 6'8"

Front facing double glazed window, radiator, exposed wood strip floor

Bathroom

White suite comprising low level wc, pedestal wash hand basin, roll top bath with mixer tap and rainfall style shower head over, tile surround, chrome towel radiator, extractor

External

Externally there is a front forecourt, and a rear garden having an artificial grass lawn and paved patio area accessed via an up and over garage door

M I C H A E L H O D G S O N

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