



MICHAEL HODGSON

estate agents & chartered surveyors



## BRADSHAW STREET, SUNDERLAND

### £750 Per Month

This well presented 2 bedroom semi detached house situated in Townend Farm should be viewed to be fully appreciated. The property is ideally located close to Washington Road with road links to the A1231, A19, local schools and amenities. The property itself briefly comprises of Entrance Vestibule, Living Room, Kitchen / Breakfast Room and to the first floor 2 Bedrooms and Bathroom. Externally there is a front lawned garden, side driveway and to the rear a lawned garden with paved patio area and raised decking.

Semi Detached House

2 Bedrooms

Living Room

Kitchen / Breakfast Room

Side Driveway

Front & Rear Garden

Close To Amenities

EPC Rating: C



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### ENTRANCE VESTIBULE

Double radiator, stairs to first floor

### LIVING ROOM

11'3" x 13'2"

The living room has a double glazed window to the front elevation, radiator, modern wall mounted feature gas fire.

### KITCHEN/BREAKFAST ROOM

The kitchen is fitted with comprehensive range of floor and wall units, contrasting work tops with matching splash back, electric oven, gas hob with splash back and extractor over, plumbed for washer, stainless steel sink and drainer with mixer tap, radiator, double glazed window to the rear, door leading to the rear garden, storage cupboard.

### FIRST FLOOR

Landing, double glazed window to the side.

### BEDROOM 1

10'8" max x 14'7" max

Front facing master bedroom having two double glazed windows, radiator, cupboard with wall mounted gas central heating boiler, full range of fitted wardrobes with mirror fronts in part.

### BEDROOM 2

8'9" x 7'11"

Rear facing, radiator, double glazed window, exposed wood floor.

### BATHROOM

white suite comprising low level wc, pedestal basin with mixer tap, bath with electric shower over, fully tiled walls, double glazed window to side elevation, chrome towel radiator.

### EXTERNALLY

Externally there is a front lawned garden, side driveway and to the rear a lawned garden with paved patio area and raised decking.

# M I C H A E L   H O D G S O N

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