



MICHAEL HODGSON

estate agents & chartered surveyors

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SYMINGTON GARDENS, SUNDERLAND £950 Per Month

Having undergone a full scheme of modernisation and improvements this immaculately presented 3 bed semi detached house must be viewed to be fully appreciate situated on a corner plot on Symington Gardens in Silksworth offering a popular location convenient for access to the A19, local shops, schools and amenities. The property benefits from contemporary decor, a new kitchen, a new bathroom, new floor coverings and briefly comprise of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms and a Shower Room. Externally the property is set on a corner plot having a front and side lawned garden and a rear garden with decking area and a gravelled patio in addition to a side driveway leading to the garage. Viewing is advised.

- | | |
|------------------------|-----------------------|
| Semi Detached House | 3 Bedrooms |
| Living Room | Kitchen / Dining Room |
| New Kitchen & Bathroom | Garage & Gardens |
| Viewing Advised | EPC Rating: C |



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Entrance Porch

Double glazed window and double glazed door leading to the inner hall

Inner Hall

Radiator, storage cupboard, stairs to the first floor.

Living Room

16'1" x 11'8"

The living room has a double glazed bay window to the front elevation, radiator, storage cupboard, recessed spot lighting.

Kitchen/Breakfast Area

8'2" x 14'6"

The kitchen has a new range of floor and wall units, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, two double glazed windows, double radiator, door to the rear garden, recessed spot lighting.

First Floor

Landing, loft access, double glazed window.

Bedroom 1

14'2" x 8'8"

Front facing, double glazed window, radiator.

Bedroom 2

8'10" x 10'0"

Rear facing, double glazed window, radiator.

Bedroom 3

10'7" x 5'9"

Front facing, double glazed window, radiator, storage cupboard.

Shower Room

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, corner shower cubicle, double glazed window, recessed spot lighting, radiator,

Garage

Single garage accessed via an electric roller shutter

Externally

Externally the property is set on a corner plot having a front and side lawned garden and a rear garden with decking area and a gravelled patio in addition to a side driveway leading to the garage.

COUNCIL TAX

The Council Tax Band is Band B.

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

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