



**Arundel Road, Farringdon, Sunderland**

**£110,000**

**WELL PRESENTED 3 BEDROOM HOME**

**NICE REAR GARDEN PLOT**

**AMPLE ON STREET PARKING WITH POTENTIAL TO CREATE  
DRIVEWAY PARKING IN FUTURE**

**MODERN KITCHEN & BATHROOM**

**EPC RATING**

**LOVELY SPACIOUS LOUNGE**

WELL PRESENTED 3 BEDROOM HOME - MODERN KITCHEN & BATHROOM - NICE REAR GARDEN PLOT - AMPLE ON STREET PARKING WITH POTENTIAL TO CREATE DRIVEWAY PARKING IN FUTURE - LOVELY SPACIOUS LOUNGE - NO CHAIN - GREAT LOCATION! Good Life Homes are delighted to bring to the market a ready to move into well-presented 3 bedroom family home in a great Farringdon location close to good schools and easy access around town and into the A19/A690 and Doxford International Business Park. With the benefit of no chain, this lovely home briefly comprises; front garden, spacious lounge, modern kitchen, 3 bedrooms, modern bathroom, generous private rear garden plot, external brick store. Viewing arrangements can be made by contacting our local office by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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## ACCOMMODATION

### **LOUNGE** 15' 5" x 12' 1" (4.70m x 3.68m)

Carpet flooring, radiator, wall fire, front facing uPVC double-glazed window. Open plan to kitchen/dining room.

### **KITCHEN/DINING ROOM** 15' 7" x 7' 10" (4.75m x 2.39m)

Carpet flooring in the dining area and tiled flooring in the kitchen area. Fitted kitchen with a range of wall and floor units in a cherry wood-effect finish and contrasting laminate work surfaces. Integrated dishwasher, integrated washing machine, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, integrated under bench fridge and integrated under bench freezer. Rear facing white uPVC double-glazed window with fitted shutters and white uPVC double-glazed door leading out to rear garden. Built-in cupboard which houses the Combi boiler.

### **FIRST FLOOR LANDING**

Loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### **BEDROOM 3** 10' 0" x 9' 0" (3.05m x 2.74m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window. This bedroom is large enough to accommodate a double bed.

### **BATHROOM** 8' 10" x 5' 7" (2.69m x 1.70m)

Tiled flooring, p-shaped bath with glass shower screen over, chrome taps and shower fed from the main Combi boiler system, toilet with low level cistern, sink with single pedestal and chrome taps, chrome towel heater style radiator, rear facing white uPVC double-glazed window. The walls are completely finished in a modern ceramic tile.

### **BEDROOM 1** 13' 4" x 10' 3" (4.06m x 3.12m)

Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows, built-in cupboard providing useful storage. This is a large double bedroom.

### **BEDROOM 2** 10' 4" x 7' 0" (3.15m x 2.13m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over garden. This is also a double bedroom.



## EXTERNALLY

Well maintained front garden and ample on street parking and pathway leading to GRP double-glazed front door. Small patio area immediately adjacent to the rear of the house and outside brick store. Garden mainly laid to lawn with conifer trees providing a good degree of privacy.



