



## Aldwych Square, Farringdon, Sunderland

**Offers in the Region of £95,000**

**STUNNINGLY PRESENTED 2 DOUBLE BEDROOM HOME**

**MODERN KITCHEN & BATHROOM**

**GREAT LOCATION WITHIN CATCHMENT AREA OF GOOD SCHOOLS**

**MODERNISED & STYLISH**

**EPC RATING (to follow)**

**PERFECT COMMUTER LOCATION CLOSE TO DOXFORD INTERNATIONAL, A19 & A690**

STUNNINGLY PRESENTED 2 DOUBLE BEDROOM HOME - MODERNISED & STYLISH - MODERN KITCHEN & BATHROOM - GREAT LOCATION WITHIN CATCHMENT AREA OF GOOD SCHOOLS - PERFECT COMMUTER LOCATION CLOSE TO DOXFORD INTERNATIONAL, A19 & A690 - EXCEPTIONAL HOME ... Good Life Homes are delighted to bring to the market a beautifully presented ready to move into 2 double bedroom home at Aldwych Square, the last street in Farringdon before arriving in sought after East Herrington and within the catchment area of great schools including, we believe, East Herrington Primary School, a primary school with an excellent local reputation. Updated and stylishly presented by the current owners, the property has a pleasant aspect to the front set back from the road with on street parking to the front and to the rear. There is some lane to the rear which may have future potential for purchase and which may allow extension to the rear garden and the owners can let you know a little more about that on a viewing as they'd made an enquiry but didn't pursue it. Internally, the property comprises; entrance hall, lounge, well-planned kitchen, 2 double bedrooms and bathroom. Viewing arrangements can be made 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 that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

## ACCOMMODATION

### ENTRANCE HALL

Entrance via GRP double-glazed door. Stylish vinyl tile flooring, radiator, carpeted stairs to first floor landing, door leading off to lounge.

### LOUNGE 13' 0" x 12' 7" (3.96m x 3.83m)

Measurements taken at widest point. Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Under stairs cupboard proving some storage, wall mounted thermostat for the central heating system. Door leading off to kitchen.

### KITCHEN 16' 0" x 9' 0" (4.87m x 2.74m)

Measurements taken at widest points, the room is L-shaped. Running the full length of the property to the rear, the kitchen is very well organised with laminate wood-effect flooring, modern white fitted kitchen with black handles, laminate wood effect work surfaces, radiator, rear facing white uPVC double-glazed windows, white uPVC double-glazed door leading out to rear garden. Granite style sink with single bowl, single drainer and Monobloc tap. integrated electric oven, 4 ring gas hob and space for double fridge/freezer, space and plumbing for washing machine.

### FIRST FLOOR LANDING

3 doors leading off, 2 to double bedrooms and 1 to bathroom.

### BATHROOM 8' 0" x 5' 8" (2.44m x 1.73m)

Tiled flooring, rear facing white uPVC double-glazed window with privacy glass, white bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, chrome taps with showerhead attachment. The walls are finished in a stylish ceramic stone-effect tile.

### BEDROOM 2 9' 1" x 7' 10" (2.77m x 2.39m)

This is a double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed window.

### BEDROOM 1 13' 1" x 9' 10" (3.98m x 2.99m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. Large built-in cupboard providing additional storage and hanging space. This is also a good size double bedroom.



### EXTERNALLY

The property sits in a nice position set back from the main road with greenery to the front. Immaculately maintained low maintenance front garden with block paving, gravel and painted decking with gate to the side of the property leading to the rear. The rear garden is completely low maintenance and comprises; paving, artificial turf, pedestrian gated access which leads to a rear walk way which in turn leads to potential additional parking to the rear. On street parking to the front.



