



## Abercorn Road, Farringdon, Sunderland

**£130,000**

**3 DOUBLE BEDROOM SEMI-DETACHED HOME**

**GORGEOUS, MODERN KITCHEN/DINER**

**SEPARATE UTILITY ROOM**

**WELL PRESENTED & READY TO MOVE INTO**

**EPC RATING A**

**GENEROUS REAR GARDEN WITH SUNNY ASPECT**

3 DOUBLE BEDROOM SEMI-DETACHED HOME – WELL PRESENTED & READY TO MOVE INTO – MODERN KITCHEN/DINER – UTILITY ROOM – REAR GARDEN WITH SUNNY ASPECT – POPULAR FARRINGDON LOCATION. Good Life Homes are delighted to bring to the market this wonderful 3 double bedroom home situated in popular Farringdon location close to local schools and amenities. Briefly comprising on the ground floor; entrance porch, entrance hall, lounge, kitchen/diner with modern fitted kitchen and patio doors leading out to rear garden and separate utility room. On the first floor are 3 double bedrooms and a family bathroom. The property is very well presented and would be perfect for first time buyers or those looking to downsize. This is a great opportunity to acquire a ready to move into family home. 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 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.

## ACCOMMODATION

### ENTRANCE PORCH

Entrance via double-glazed wooden door. Tiled flooring, single-glazed windows. White uPVC double-glazed door leading into entrance hall.

### ENTRANCE HALL

Stylish Mosaic-effect vinyl flooring, single radiator, white uPVC double-glazed window side facing. Carpeted stairs to first floor landing. Door leading off to under stairs cupboard providing useful storage space.

### LOUNGE 15' 2" x 13' 6" (4.62m x 4.11m)

Measurements include the depth of the bow window. Carpet flooring, double radiator, white uPVC double glazed bow window front facing. Double doors leading into kitchen diner.

### KITCHEN/DINER 21' 7" x 8' 11" (6.57m x 2.72m)

Tiled flooring, double radiator, white uPVC double-glazed window rear facing. White uPVC double-glazed patio doors leading out and with views over the rear garden. Fitted kitchen with a range of wall and floor units in a white high gloss finish with oak work surfaces. Sink with chrome Monobloc tap. 4 ring ceramic gas hob with extra for chimney. Integrated dishwasher, fridge and double oven. Space for dining table and chairs. Spotlights to ceiling. This is a gorgeous, modern kitchen/diner. Door leading off to utility room.

### FIRST FLOOR LANDING

White uPVC double-glazed window side facing. Loft hatch. 4 doors leading off; 3 to bedrooms, 1 to bathroom.

### BEDROOM 1 13' 4" x 9' 1" (4.06m x 2.77m)

Measurements do not include the depth of the fitted wardrobes. Carpet flooring, double radiator, white uPVC double-glazed window rear facing. Fitted wardrobes to one wall providing a good degree of storage and hanging space. This is a double bedroom.

### BEDROOM 2 11' 7" x 8' 10" (3.53m x 2.69m)

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



### BEDROOM 3 13' 1" x 8' 4" (3.98m x 2.54m)

Carpet flooring, single radiator, white uPVC double-glazed window front facing. Door leading off to built-in cupboard providing storage space. This is a small double bedroom.

### BATHROOM 7' 1" x 5' 2" (2.16m x 1.57m)

Tiled flooring, single radiator, white uPVC double-glazed window with privacy glass side facing, white uPVC double-glazed window with privacy glass rear facing. White bathroom suite comprising of; toilet with low level cistern and lush burton flush, sink with chrome tap, bath with panel and glass shower screen. Waterfall shower with separate handheld shower head. The walls are finished in a ceramic tile, with additional stylish Mosaic tiles in one section. White uPVC cladding to ceiling. Extractor fan.

### EXTERNALLY

To the rear the property benefits from a good size rear garden with sunny aspect, comprising of a patio area immediately adjacent to the patio doors and separate decked area. Secluded by perimeter fencing providing a good degree of privacy.



