



## Allendale Road, Farringdon, Sunderland

**£115,000**

**FAMILY SIZE 3 BEDROOM SEMI-DETACHED HOME**

**NO CHAIN**

**LARGER STYLE WITH DRIVEWAY PARKING TO FRONT**

**EPC RATING (to follow)**

**MODERN KITCHEN & BATHROOM**

**LARGE LOUNGE RUNNING FRONT TO REAR**

FAMILY SIZE 3 BEDROOM SEMI-DETACHED HOME - NO CHAIN - LARGER STYLE WITH DRIVEWAY PARKING TO FRONT - MODERN KITCHEN & BATHROOM - LOW MAINTENANCE REAR GARDEN - WITHIN CATCHMENT AREA OF GOOD SCHOOLS - PERFECT COMMUTER LOCATION CLOSE TO DOXFORD INTERNATIONAL, A690/A19 ... Good Life Homes are delighted to bring to the market one of the larger style 3 bedroom semi-detached family homes at Farringdon at the East Herrington end of Allendale Road, close to good schools and perfect for commuting being just a few minutes from Doxford International Business Park and A690/A19. Modernised and benefitting from double glazing, modern kitchen and stylish bathroom, the property also has gas central heating and driveway parking to the front. To the rear there is a low maintenance garden with decking, paving and artificial lawn. With a spacious lounge and dining kitchen both running from front to rear on the ground floor, the property also benefits from being CHAIN FREE. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, 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

### ENTRANCE PORCH

White uPVC double-glazed door leading into entrance porch, white uPVC double-glazed windows, laminate wood-effect flooring, uPVC door leading into entrance hall.

### ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing. 2 doors leading off to lounge and kitchen/dining room.

### LOUNGE 17' 8" x 11' 2" (5.38m x 3.40m)

Measurements taken at widest points. Lovely large lounge which runs from the front to the back of the house. Front facing white uPVC double-glazed window and white uPVC double-glazed patio doors to the rear allowing lots of light into the space from both sides. Laminate wood-effect flooring, feature fire to the chimney breast and ample space for most arrangements of furniture.

### KITCHEN/DINING ROOM 17' 8" x 9' 4" (5.38m x 2.84m)

Measurements taken at widest points. Also running front to back with front facing white uPVC double-glazed window and rear facing white uPVC double-glazed window. Modern fitted kitchen with a range of wall and floor units in a white finish with black handles and contrasting laminate work surfaces. Space and plumbing for a washing machine and dryer, space and plumbing for gas cooker with feature extractor chimney in stainless steel finish. Space for tall fridge/freezer, 2 radiators and breakfast bar style arrangement. Door leading back into the entrance hall and door leading to understairs cupboard which provides additional storage and is the location for the gas meter, electric meter and electric consumer unit. There is also an additional white uPVC double-glazed door leading out to the rear patio and garden.

### FIRST FLOOR LANDING

Rear facing white uPVC double-glazed window, built-in cupboard providing useful storage and which contains the Combi boiler. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BEDROOM 1 14' 10" x 9' 6" (4.52m x 2.89m)

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



### BEDROOM 2 11' 10" x 9' 8" (3.60m x 2.94m)

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. This is also a large double bedroom.

### BEDROOM 3 8' 7" x 8' 0" (2.61m x 2.44m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This is also a small double bedroom.

### BATHROOM 6' 7" x 5' 7" (2.01m x 1.70m)

Recently renovated and very stylish with tiled flooring, white bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome tap, P-shaped bath with glass shower screen over, chrome taps and shower fed from the main hot water system. Stylish ceramic tiles to the walls, and rear facing white uPVC double-glazed window with privacy glass. Electric shaving point, chrome towel heater style radiator.

### EXTERNALLY

The pathway had dropped kerb allowing driveway access and wrought iron gates with block paved driveway and parking. The property has low maintenance rear garden with a large area of decked patio immediately adjacent to the patio doors in the lounge, steps leading down to paved patio and artificial grass with the addition of a garden shed providing useful storage.



