



**Allendale Road, Farringdon, Sunderland**

**Offers in the Region of £99,995**

**EXCEPTIONAL 2 DOUBLE BEDROOM SEMI-DETACHED HOME**

**RECENT REFURBISHMENT INCL STUNNING KITCHEN**

**DOUBLE DOORS LEADING OUT TO SOUTH FACING REAR GARDEN**

**EPC RATING (to follow)**

**DRIVEWAY TO FRONT**

**LOVELY GARDEN TO REAR**

EXCEPTIONAL 2 DOUBLE BEDROOM SEMI-DETACHED HOME - RECENT REFURBISHMENT INCL STUNNING KITCHEN - DOUBLE DOORS LEADING OUT TO SOUTH FACING REAR GARDEN - DRIVEWAY TO FRONT - LOVELY GARDEN TO REAR - VERY LARGE SHED/LOCK-UP SPANNING END OF REAR GARDEN WITH ELECTRIC SOCKETS AND LIGHTING .... Good Life Homes are delighted to bring to the market an exceptional home of its type which has benefitted from a recent refurbishment. With 2 double bedrooms and a bathroom on the first floor, the property also has a driveway, lounge and stunning kitchen with doors opening onto a south facing garden. Located to the rear of the garden is a large garden building with electrics perfect for storage, as a workshop, or even as a generous lock up. With the benefit of no chain, the property would be perfect for first time buyers and is ready to move into. 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 will pay us nothing unless we sell your home!

## ACCOMMODATION

### ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing, door leading off to lounge.

### LOUNGE 13' 3" x 11' 3" (4.04m x 3.43m)

Recently redecorated with new floor coverings and painted walls. Carpet flooring, radiator, front facing white uPVC double-glazed window. Large understairs cupboard providing additional storage and is the location of the Combi boiler. Door leading off to the kitchen.

### KITCHEN 14' 5" x 6' 5" (4.39m x 1.95m)

Measurements taken at widest points. Recently renovated with a fabulous white high gloss fitted kitchen and contrasting laminate work surfaces. Integrated electric Bosch oven, 4 ring gas hob, granite style sink with single bowl, single drainer and monobloc tap. Washing machine, space for tall fridge/freezer, cleverly designed storage including drawer unit and pull out larder unit. Wood-effect laminate flooring, white uPVC cladding to the ceiling, side facing white uPVC double-glazed window, white uPVC double-glazed French doors leading out to decked patio creating a lovely modern and airy space.

### FIRST FLOOR LANDING

Loft hatch. 3 doors leading off; 2 to bedrooms and 1 to bathroom.

### BEDROOM 1 11' 7" x 10' 3" (3.53m x 3.12m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. Large built in cupboard providing additional storage.

### BEDROOM 2 8' 6" x 8' 1" (2.59m x 2.46m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

### BATHROOM 6' 4" x 5' 7" (1.93m x 1.70m)

Tiled flooring, chrome towel heater style radiator, white bathroom suite comprising of toilet with low level cistern, sink built into vanity unit with chrome tap, bath with panel, folding glass shower screen over, chrome taps and electric shower. Tiles around the bath area. Rear facing white uPVC double-glazed window.



### EXTERNALLY

To the front it is completely block paved with the potential to create vehicle parking, wrought iron gates and access down the side to the rear. To the rear is a lovely south facing low maintenance rear garden with raised decked patio immediately adjacent to the French doors leading from the kitchen and a fabulous storage shed to the bottom of the garden measuring 17/9 x 11'4 approx' with lighting, electric sockets and white uPVC double-glazed French doors leading into. This would make the perfect work shop or lock up looking for the additional space. Access down the side of the property to the front. Outside electric socket and outside tap.



