



**Antwerp Road, Farringdon, Sunderland, Tyne & Wear, SR3 3JQ**

**Asking Price £119,950**





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PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BEDROOMS \* GARDEN \* SPACIOUS HOME \*  
COUNCIL TAX BAND - A \* EPC RATING - TBC \*

Nestled on Antwerp Road in Farringdon, Sunderland, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 756 square feet, the property boasts a spacious living room that is superbly presented, providing an inviting space for relaxation and entertainment.

The modern fitted kitchen is designed with practicality in mind, featuring ample dining space and a back door that leads to the outdoor area. This home comprises three generously sized double bedrooms, ensuring plenty of room for family or guests. The modern bathroom is equipped with a shower, WC, and sink, catering to all your daily needs.

Outside, the property features a paved garden complete with a raised decking area, ideal for enjoying sunny afternoons or hosting gatherings. Additionally, a charming wooden summer house adds a touch of character and serves as a perfect retreat for hobbies or relaxation.

Situated conveniently for easy access to the A19 and Doxford International Business Park, this home is also close to local shops, schools, and various amenities, making it an excellent choice for families and professionals alike. This property is sure to appeal to a wide range of buyers seeking a well-appointed home in a desirable location.

Don't miss the opportunity to make this lovely house your new home.

Viewing comes highly recommended !



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- HALLWAY  
11'8" x 5'9"

LIVING ROOM  
10'0" x 12'1"

KITCHEN  
8'4" x 18'2"
- BEDROOM 1  
10'4" x 12'7"

BEDROOM 2  
10'4" x 9'5"

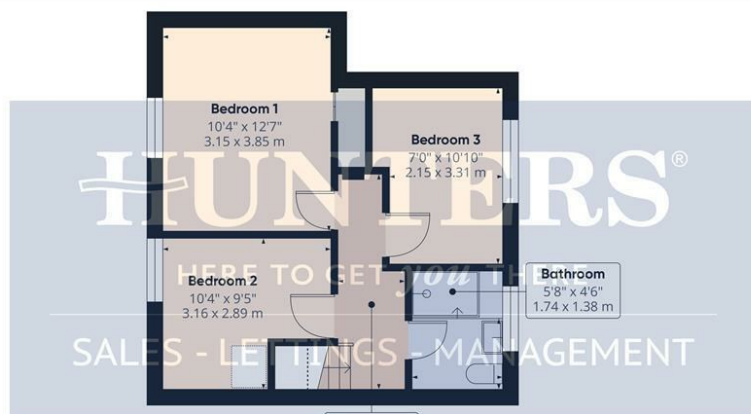
BEDROOM 3  
7'0" x 10'10"

BATHROOM  
5'8" x 4'6"





Ground Floor



Floor 1

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**HUNTERS®**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>

756 ft<sup>2</sup>  
70.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

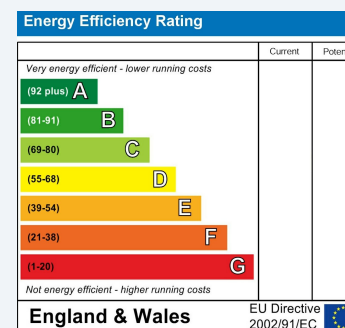
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.