



**good life**

**Appleby Road, Farringdon, Sunderland**

**Offers in the Region Of £99,995**

**3 BED SPACIOUS END LINK**

**ATTRACTIVE LOUNGE WITH BAY WINDOW**

**WELL PRESENTED**

**EPC RATING D**

**GOOD LOCATION**

**NO CHAIN**

SPACIOUS 3 BED END LINK - WELL PRESENTED & OFFERING A GOOD OPPORTUNITY FOR GROWING FAMILY OR INVESTORS WITH NO ONWARD CHAIN. Good Life Homes are delighted to bring to the market this spacious well presented 3 bedroom home offered below £100,000 which is becoming increasingly rare for 3 bedroom homes within Farringdon. This may be of interest to investors as a buy to let investment where an anticipated monthly rent of £600 is achievable, or for growing families. Briefly comprising; entrance hall, lounge with bay window, dining kitchen, 3 bedrooms, bathroom, rear garden and front block paved driveway with potential for vehicle parking. Viewing arrangements can be made by contacting our local office. If you have a prospect to sell or would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed prices selling fees start from just £995 on a no sale no fee basis which means you will pay nothing unless we sell your home!

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## ACCOMMODATION

### ENTRANCE HALL

Steps leading to uPVC double-glazed front door. Carpet flooring, radiator concealed behind cover, carpeted stairs to first floor landing, built-in cupboard housing gas meter. Doors leading off to lounge and kitchen dining room.

### LOUNGE 12' 8" x 11' 10" (3.86m x 3.60m)

Carpet flooring, double radiator, attractive front facing white uPVC double-glazed bay window. Gas fire with painted fire surround. This is a good size lounge.

### DINING KITCHEN 18' 0" x 8' 5" (5.48m x 2.56m)

Laminate wood-effect flooring, single radiator, rear facing white uPVC double-glazed window with views over rear garden and white uPVC double-glazed door leading out to rear patio and garden. Fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob, space and plumbing for washing machine and dryer, ample space for a tall fridge/freezer.

### FIRST FLOOR LANDING

Loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m)

Vinyl tile-effect flooring, single radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap with showerhead attachment plus additional electric shower over with shower rail. The walls are finished in a white ceramic tile.

### BEDROOM 1 11' 0" x 10' 3" (3.35m x 3.12m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window with pleasant views over garden and neighbouring gardens. The room is slightly L shaped and measurements are taken at the widest points, this is a good size double bedroom.



### BEDROOM 2 10' 0" x 8' 0" (3.05m x 2.44m)


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

### BEDROOM 3 10' 0" x 6' 7" (3.05m x 2.01m)

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, large built-in cupboard which would add another approx. 3ft to the room if removed, although the stairwell does restrict some space within the cupboard. As it stands this is a reasonable single bedroom with additional built-in wardrobe space if the wardrobe was to remain.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.