



Arundel Road, Farringdon, Sunderland

Offers in the Region Of £115,000

LARGER STYLE 3 DOUBLE BEDROOM SEMI-DETACHED HOME

DRIVEWAY PARKING

WELL PRESENTED THROUGHOUT

GOOD LOCATION

EPC RATING D

FORMERLY ELECTRIC & GAS COMPLIANT FOR TENANT OCCUPATION

LARGER STYLE 3 DOUBLE BEDROOM SEMI-DETACHED HOME - GOOD LOCATION - DRIVEWAY PARKING - WELL PRESENTED THROUGHOUT - FORMERLY ELECTRIC & GAS COMPLIANT FOR TENANT OCCUPATION - LOW MAINTENANCE REAR GARDEN WITH ARTIFICIAL LAWN - TERRIFIC LARGE GARDEN SHED - NO CHAIN ... Good Life Homes are delighted to bring to the market an excellent opportunity to acquire a spacious larger style 3 double bedroom family home which was formerly let with compliant gas and electric certificates. Providing an opportunity as a large family home or may be a buy to let investment with a rental income in the region of £800pcm possible. Briefly comprising; entrance hall, kitchen/dining room, lounge, 3 double bedrooms, bathroom with wet-room style shower. Externally to the front is a multi-vehicle driveway and to the rear a well presented low maintenance garden with terrific garden shed. 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 that you'll pay nothing unless we sell your home!

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ACCOMMODATION

INTRODUCTION

LARGER STYLE 3 DOUBLE BEDROOM SEMI-DETACHED HOME - GOOD LOCATION - DRIVEWAY PARKING - WELL PRESENTED THROUGHOUT - FORMERLY ELECTRIC & GAS COMPLIANT FOR TENANT OCCUPATION - LOW MAINTENANCE REAR GARDEN WITH ARTIFICIAL LAWN - TERRIFIC LARGE GARDEN SHED - NO CHAIN ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Vinyl wood-effect flooring, radiator, coat hanging rail, carpeted stairs to first floor landing. 2 doors leading off to lounge, kitchen/dining room.

LOUNGE 17' 7" x 11' 4" (5.36m x 3.45m)

Carpet flooring, radiator, front facing white uPVC double-glazed bow window, rear facing white uPVC double-glazed window with views over the garden. This is a lovely size lounge large enough for a multitude of furniture arrangements and at the centre of the room is a fireplace with painted attractive surround, marble hearth and back and built-in coal effect gas fire.

KITCHEN/DINING ROOM 17' 5" x 9' 3" (5.30m x 2.82m)

Vinyl wood-effect flooring, double radiator to the front, white uPVC double-glazed window, front and rear facing. Fitted kitchen with a range of wall and floor units in a painted finish with laminate work surfaces, stainless steel sink with single bowl, single drainer and matching Monobloc tap. 4 ring gas hob, integrated extractor, integrated electric oven, space and plumbing for washing machine, space for fridge/freezer. Ample space to the front part of the kitchen for dining table and chairs. Wall mounted modern Combi boiler which the vendor advises us benefits from a gas safety certificate. Door leading off to rear lobby.

REAR LOBBY

Vinyl wood-effect flooring, built-in cupboard providing some additional shelving and storage. Consumer unit for electrics which benefits from electrical safety certificate we believe was issued on 12th august 2021. White uPVC double-glazed door leading out rear garden.

FIRST FLOOR LANDING

Rear facing white uPVC double-glazed window, radiator, loft hatch. 4 doors leading off 3 to bedrooms and 1 to bathroom.



BATHROOM 6' 6" x 5' 6" (1.98m x 1.68m)

Benefiting from wet room style flooring with shower, shower curtain and rail. Sink with single pedestal and chrome tap, toilet with low level cistern, white towel heater style radiator. Rear facing white uPVC single-glazed window with privacy glass, extractor fan. The walls and ceiling are finished in uPVC cladding.

BEDROOM 1 11' 10" x 9' 5" (3.60m x 2.87m)

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

BEDROOM 3 8' 8" x 8' 0" (2.64m x 2.44m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This room would also accommodate a double bed.

BEDROOM 2 13' 4" x 9' 4" (4.06m x 2.84m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space which is also the location of the alarm key pad.

EXTERNALLY

Dropped kerb allowing vehicle access with extensive block paved driveway suitable for parking multiple vehicles. Access down the side of the property and dedicated bin store which means your wheelie bins can be hidden from unsightly view. The property benefits from a lovely low maintenance rear garden with paved patio, artificial lawn, well maintained borders and perimeter fencing to 3 sides providing a good degree of privacy. lovely large garden shed which is approx. 13'4 x 8'0 which is well maintained and good order excellent additional storage. Access down the side of the property and outside tap.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	