



Augusta Square, Farringdon, Sunderland

£110,995

WELL PRESENTED 2 DOUBLE BEDROOM SEMI-DETACHED HOME

SOUGHT AFTER FARRINGDON LOCATION JUST OFF ALLENDALE ROAD

CLOSE TO FARRINGDON SCHOOL

EPC RATING C

LARGER STYLE 2 BEDROOM WITH SEPARATE DINING ROOM GOOD SIZE REAR GARDEN PLOT

WELL PRESENTED 2 DOUBLE BEDROOM SEMI-DETACHED HOME - SOUGHT AFTER FARRINGDON LOCATION JUST OFF ALLENDALE ROAD - CLOSE TO FARRINGDON SCHOOL - LARGER STYLE 2 BEDROOM WITH SEPARATE DINING ROOM - GOOD SIZE REAR GARDEN PLOT - ON STREET PARKING ... Good Life Homes are delighted to bring to the market a ready to move into 2 double semi-detached home within this pleasant square just off Allendale Road and close to the local shops and school and within a few minutes commute of A19, A690, Doxford International and more. This particular semi is a larger style with lounge and separate dining room and shouldn't be confused with the smaller types which only have the lounge and kitchen. On the first floor there are 2 double bedrooms and a bathroom. The generous rear garden offers spacious patio, a sunny aspect and a lawn. There's on street parking to the front. 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 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 HALL

Entrance via GRP double-glazed door. Vinyl wood-effect flooring, double radiator, carpeted stairs first floor landing, under stairs cupboard. Door leading off to lounge.

LOUNGE 12' 0" x 9' 10" (3.65m x 2.99m)

Carpet flooring, radiator, front facing white uPVC double-glazed bow window, coal-effect gas fire with a fire surround in a painted finish with natural stone-effect hearth and back. The lounge is partially open plan to a separate dining room.

DINING ROOM 8' 9" x 7' 10" (2.66m x 2.39m)

Carpet flooring, radiator, white uPVC double-glazed window with rear facing lovely views over large rear garden. The dining room is partially open plan to the lounge, door leading off to kitchen.

KITCHEN 9' 0" x 8' 0" (2.74m x 2.44m)

Vinyl wood-effect flooring, rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to rear patio and garden, radiator. Fitted kitchen with a range of wall and floor units in a grey finish with complementary laminate work surfaces, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring electric hob and extractor fan. Space for tall fridge/freezer, space and plumbing for a washing machine. Recently replaced wall mounted Combi boiler.

FIRST FLOOR LANDING

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

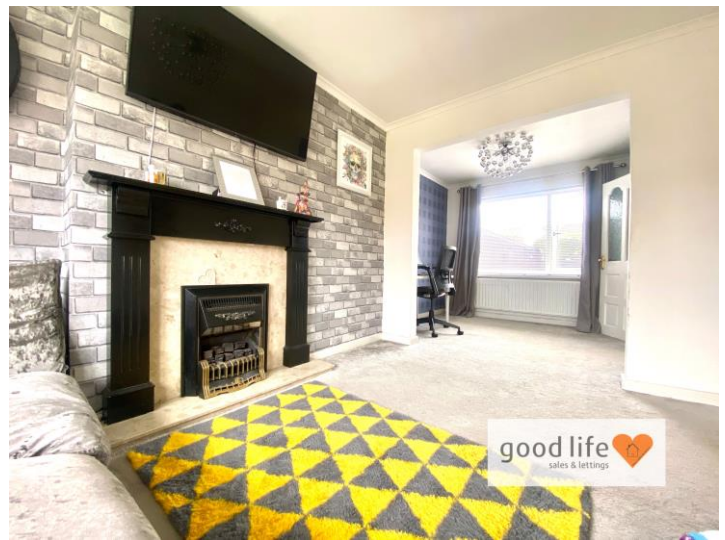
BATHROOM 6' 5" x 5' 7" (1.95m x 1.70m)

Vinyl flooring, radiator, rear facing white uPVC double-glazed window. White toilet with low level cistern, white sink with single pedestal and chrome tap, double walk-in shower with sliding glass doors and shower fed from the main Combi boiler system. The walls and ceiling are finished in uPVC cladding.

BEDROOM 2 10' 7" x 10' 3" (3.22m x 3.12m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

BEDROOM 1 14' 0" x 10' 0" (4.26m x 3.05m)

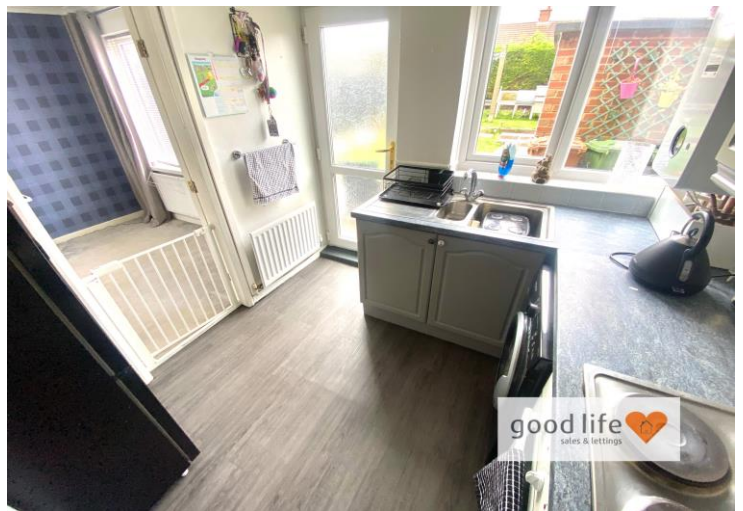


Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a very large double bedroom with additional built-in cupboard providing useful storage.

EXTERNALLY

Situated in a pleasant cul de sac with nice views over greenery to the front, on street parking. Gateway leading to front garden. The front garden is well maintained with lawn either side, shrubs, access down the side to the rear. The property benefits from a lovely rear garden with a larger plot than typical on this estate. Patio area immediately adjacent to the house. 2 large areas of lawn perfect for family enjoyment. Perimeter fencing 2 sides providing a good degree of privacy, conifer hedge at the rear boundary which has been nicely trimmed to also ensure a good degree of privacy. It should be noted that the rear has a west facing great aspect which means it benefits from sunshine particularly in the afternoon and evening, weather permitting. Separate brick built outhouse which provides really useful extra space, it has electric lighting and electric sockets where the current owner has extra appliances.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		