

Aydon House  
Farringdon  
Sunderland  
SR3 3HN



good life  
sales & lettings



# Aydon House

£55,000

## INTRODUCTION

WELL PRESENTED 2 BEDROOM APARTMENT - 2ND FLOOR WITH STAIRS ACCESS & SECURE ENTRY - ENCLOSED PRIVATE BALCONY WITH VIEWS OVER PRIVATE GARDENS - CURRENT PROFESSIONAL TENANT WOULD LIKE TO STAY WITH NEGOTIABLE RENT OR EQUALLY HAPPY FOR VACANT POSSESSION - ESTIMATED MARKET RENT CURRENTLY AROUND £500 to £550pcm - CLOSE TO DOXFORD INTERNATIONAL BUSINESS PARK, A19/A690

## ENTRANCE HALL

Entrance via secure entrance with stairs leading to the flat. Laminate wood-effect flooring, radiator. Door leads off to private balcony space, partially open plan kitchen and lounge, door leading off to secondary hallway.

## KITCHEN

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window with elevated views. Range of wall and floor units in an off white finish with contrasting laminate wood-effect work surfaces. Integrated electric oven, 4 ring ceramic hob and matching extractor. Stainless steel sink with bowl and a half, single drainer and matching monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer.

## LOUNGE

Spacious lounge with open plan entrance.

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with elevated views. Sufficient space for dining table and chairs and lounge furniture.

## SECONDARY HALLWAY

3 doors leading off, 2 to bedroom and 1 to bathroom.

## BATHROOM

Vinyl flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Coloured bathroom suite comprising of toilet with low level cistern, sink with single pedestal and taps, bath with panel and taps, electric shower over with shower rail and curtain. Ceramic tiles to walls. Built in cupboard providing storage.

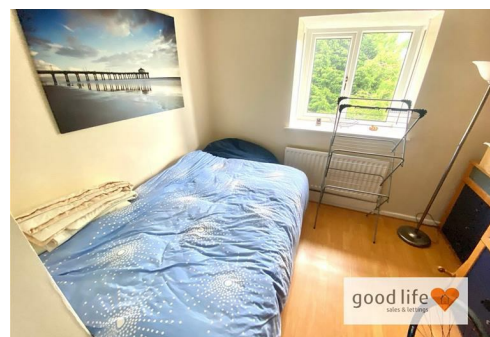
## BEDROOM 1

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. 2 built in cupboards, built in wardrobes with sliding mirrored doors. This is a double bedroom.

## BEDROOM 2

Measurements taken at widest points.

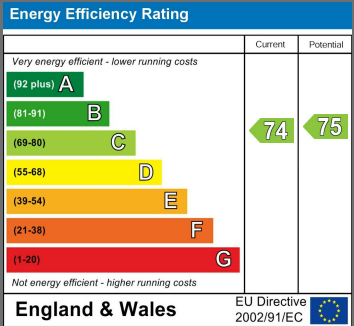
Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window.



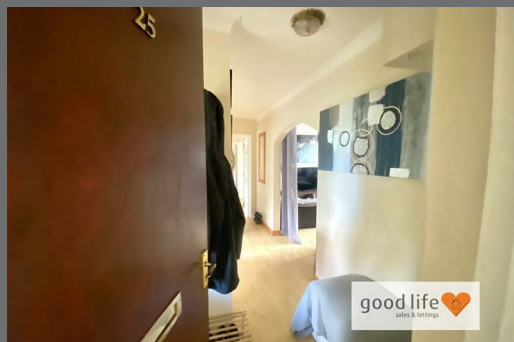
Local Authority

Council Tax Band

A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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