

Arundel Road
Farringdon
Sunderland
SR3 3JW



Arundel Road

£85,000

INTRODUCTION

EXTENDED 2 DOUBLE BEDROOM SEMI-DETACHED HOME - DRIVEWAY PARKING WITH DROPPED KERB & BLOCK PAVING - EXTENDED KITCHEN/DINING ROOM TO REAR - UPVC DOUBLE GLAZING - NEW COMBI BOILER DEC23 - NO CHAIN ... FTB OR BUY TO LET POTENTIAL ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing. Partially-glazed door leading to the lounge.

LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed bow window. Feature fire surround with quartz hearth and back and built in electric fire. Double sliding doors leading through to the dining kitchen.

EXTENDED DINING KITCHEN

Extended to the rear compared to the original floor plan. Carpet flooring, double radiator, side facing white uPVC double-glazed window and rear facing patio doors with fixed uPVC double-glazed windows either side. The extension to the rear adds a good size to the original kitchen and allows the current kitchen to be a central dining area also. Stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space and plumbing for a gas cooker, space for tall fridge/freezer.

FIRST FLOOR LANDING

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

BEDROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Built in cupboard housing the Combi boiler which the vendor advises was installed new in December 2023.

BEDROOM 2

This is also a double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

BATHROOM

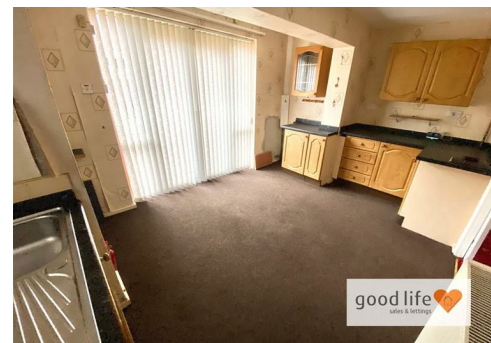
Vinyl flooring, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome taps and electric shower with shower rail. The walls are finished in their entirety in a ceramic tile with decorative border.

EXTERNALLY

Local Authority

Council Tax Band A

EPC Rating



Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk