

Avalon Road
Farringdon
Sunderland
SR3 3JN



Avalon Road

£110,000

INTRODUCTION

LARGER STYLE 2 DOUBLE BED SEMI - LOVELY OPEN OUTLOOK LOCATION WITHIN FARRINGDON - WELL PRESENTED AND READY TO MOVE INTO - LARGER STYLE HAS LOUNGE & DINING ROOM & KITCHEN
- OUTSIDE REAR BRICK STORE WITH ELECTRICS ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, radiator, remoulded staircase with natural wood and chrome fittings, under stairs cupboard providing some storage. Door leading off to lounge.

LOUNGE

A lovely size lounge.

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bow window with pleasant front facing views, wall mounted electric fire and archway leading through to dining room. This is a large style 2 bed semi on the estate and has an additional dining room compared to the smaller 2-bedroom semis.

DINING ROOM

Ample space for a dining table and chairs. Radiator, door leading off kitchen, white uPVC double-glazed sliding doors leading out to rear and patio and garden.

KITCHEN

Good size kitchen.

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to rear garden and patio. Modern kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate wood-effect work surfaces. Double electric integrated oven, 4 ring ceramic hob, feature extractor chimney in a black finish with matching splash back, ceramic sink situated below the window with large bowl, large drainer and Monobloc tap. Space and plumbing for a washing machine and tall fridge/freezer. Recessed lights to ceiling.

FIRST FLOOR LANDING

Loft hatch with pull down ladders and partially bordered loft providing useful storage, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

A really large double bedroom.

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with pleasant views. Built-in cupboard providing storage and also houses the Combi boiler.

BEDROOM 2

This is also a good size double bedroom.

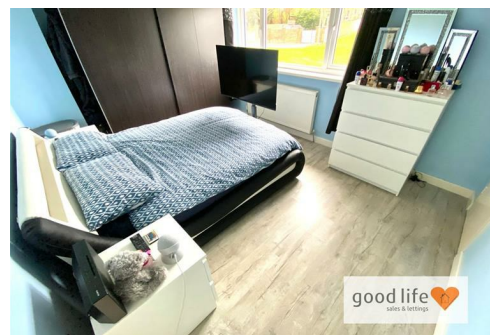
Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window.

BATHROOM

Vinyl flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of, bath with panel, glass shower screen over, chrome taps with showerhead attachment, toilet and sink built into vanity unit with concealed cistern, push button flush and chrome tap. The walls and ceiling are finished in uPVC cladding with recessed lights. Extractor fan.

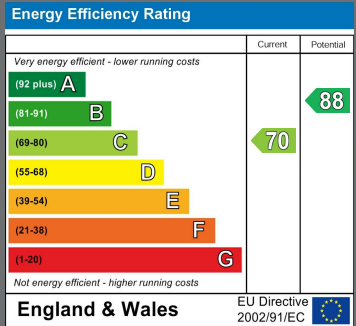
EXTERNALLY

The property occupies one of the nicest positions in Farringdon overlooking greenery towards Durham Road. it has



Local Authority
Sunderland

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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