

Antwerp Road
Farringdon
Sunderland
SR3 3JH



Antwerp Road

£675 PCM

INTRODUCTION

TO LET UNFURNISHED - KITCHEN APPLIANCES INCLUDED - LARGER STYLE 2 BEDROOM HOME - VERY WELL PRESENTED

ENTRANCE HALL

Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, thermostat for the central heating. Door leading off to the lounge.

LOUNGE

Measurements taken at widest points.

This is a larger style 2 bedroom semi with open plan lounge dining room. Laminate wood-effect flooring, radiator to the front and rear, white uPVC double-glazed bow window and white uPVC double-glazed window to the rear views over the garden. Under stairs cupboard providing some storage. The dining room flows into the kitchen area.

KITCHEN

L-shaped, measurements taken at widest points.

Laminate tile flooring, rear facing white uPVC single-glazed window, white uPVC double-glazed door leading out to rear garden. Fitted kitchen with a range of wall and floor units in a white finish with laminate work surface. Circular sink with matching bowl and drainer and tap. Integrated electric oven, 4 ring gas hob and washing machine which comes with the house, midsize fridge/freezer. The consumer unit is built into a kitchen wall cupboard.

FIRST FLOOR LANDING

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

BEDROOM 1

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

BEDROOM 2

Large enough to accommodate a double bed.

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

BATHROOM

Tiled flooring, chrome towel heater style radiator, toilet with low level cistern, sink with single pedestal and chrome tap, p-shaped bath with curved glass shower screen and chrome taps with showerhead attachment. Rear facing white uPVC double-glazed window with privacy glass. Tiling to all walls, recessed lights to ceiling and extractor fan built into light.

EXTERNALLY

On street, low maintenance front garden, access to the side of the property to the rear. Steps leading to uPVC double-glazed door.

The property has a garden plot with paved patio area immediately adjacent to the house, steps leading down to the kitchen and a large area of lawn with perimeter fencing to 3 sides.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		



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



Good Life Homes - Lettings

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

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