

Aldershot Road  
Farrington  
Sunderland  
SR3 3ER



# Aldershot Road

£110,000

## INTRODUCTION

SPACIOUS 3 BEDROOM MID LINK HOME - PARKING & GENEROUS GARAGE TO REAR - PLEASANT OUTLOOK TO FRONT - DINING / KITCHEN WITH PATIO DOORS OPENING OUT TO REAR - LOUNGE WITH BAY WINDOW - 3 GENEROUS BEDROOMS - NO CHAIN ...

## ENTRANCE HALL

Entrance via GRP double-glazed door. Carpet flooring, carpeted stairs to first floor landing, radiator. Door leading off to kitchen, door leading off to lounge.

## LOUNGE

Laminate wood-effect flooring, front facing white uPVC double-glazed bay window. Fire surround in quartz hearth with built on coal effect gas fire, radiator.

## DINING KITCHEN

Occupying the full width of the property to the rear. Vinyl wood-effect flooring in the dining area and tiled flooring in the kitchen area, double radiator. Fitted kitchen with a range of wall and floor units in a wood-effect finish with complementary laminate work surfaces, stainless steel sink with single bowl, single drainer and monobloc tap, space for gas cooker, space for fridge/freezer, under bench space for washing machine. Wall mounted combi boiler, rear facing white uPVC double-glazed window and white uPVC double-glazed patio doors facing out onto the rear garden.

## FIRST FLOOR LANDING

Loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BATHROOM

Vinyl wood effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, original cast bath with panel and chrome taps with electric shower over. The walls around the bath are mostly finished in a ceramic tile which continues to half height around the remainder of the bathroom with uPVC cladding above.

## BEDROOM 1

Carpet flooring, radiator, 2 rear facing white uPVC double-glazed window with pleasant views. This is a good size double bedroom.

## BEDROOM 2

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

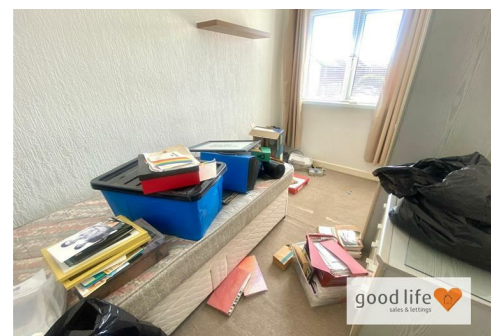
## BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard.

## EXTERNALLY

Set back from the main road with pleasant greenery to the front, block paved front garden for low maintenance and on street parking also.

Paved patio immediately adjacent to the house, large area of gravel chippings, pathway leading to gate to the rear, corrugated detached garage providing useful storage and car standing. Dropped kerb to the rear which provides the potential for driveway parking if the garage wasn't in situ.



Local Authority  
Sunderland

Council Tax Band  
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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





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