

Arnold Road
Farringdon
Sunderland
SR3 3JU



Arnold Road

£650

INTRODUCTION

TO LET UNFURNISHED - AVAILABLE NOW - 2 DOUBLE BED BEAUTIFULLY PRESENTED - LOVELY AREA - PLEASANT REAR GARDEN WITH SUNNY ASPECT - MODERN KITCHEN WITH ALL APPLIANCES - ON STREET PARKING TO FRONT ...

ENTRANCE HALL

Carpet flooring, doubler radiator, alarm key pad, partially-glazed door leading to lounge.

LOUNGE

A good size lounge.

Carpet flooring, electric wall mounted fire, large double radiator, front facing white uPVC double-glazed bow window. Door leading off to kitchen.

KITCHEN

Vinyl tile-effect flooring, doubler radiator, white uPVC double-glazed window with views over and door leading out to rear garden. Modern fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate work surface. Stainless steel sink with single bowl, single drainer and matching taps. Wall mounted combi boiler. Double fridge/freezer, washing machine and freestanding gas cooker. Recessed lights to the ceiling.

FIRST FLOOR LANDING

Radiator, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom. The loft is bordered out for storage.

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing useful storage and shelving.

BEDROOM 2

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

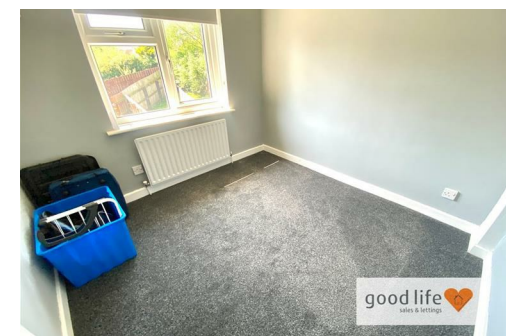
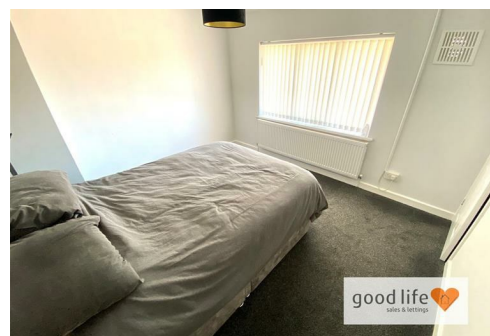
BATHROOM

Vinyl flooring, double 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, white bath with panel, glass shower screen over, chrome taps and separate shower fed from the combi boiler system. The walls and ceiling are finished in uPVC cladding for convenience.

EXTERNALLY

On street parking, well maintained front garden, access down the side to the rear of the property. 3 steps leading to uPVC double-glazed door.

Patio area immediately adjacent to the house, 2 garden sheds for useful storage and well maintained lawn and borders. Perimeter fencing to the sides. The rear garden enjoys a sunny aspect.



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

good life 
sales & lettings