

Arnold Road
Farringdon
Sunderland
SR3 3JU



Arnold Road

£110,000

INTRODUCTION

LARGER STYLE 2 DOUBLE BED SEMI-DETACHED - WELL PRESENTED - OPEN PLAN LOUNGE & DINING ROOM - SEPARATE KITCHEN - LOW MAINTENANCE FRONT & REAR - WILL APPEAL TO FTB'S or INVESTORS ...

LOUNGE

Measurements taken at widest points.

Open plan layout. Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bow window, open plan staircase leading to first floor, under stairs cupboard providing storage. Partially open plan to the dining room.

DINING ROOM

Partially open plan to the lounge.

Continuation of the laminate wood-effect flooring from the lounge, radiator, white uPVC double-glazed patio doors with views over the garden. Door leading off to the kitchen.

KITCHEN

Vinyl tile-effect flooring, radiator, partially-glazed door leading to the rear garden, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units and contrasting laminate wood-effect work surfaces. Space for freestanding gas cooker, space and plumbing for a washing machine, space for tall fridge/freezer, stainless steel sink with single bowl, single drainer and matching taps.

FIRST FLOOR LANDING

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

BEDROOM 1

Very large double front bed

Carpet, double radiator, front facing white uPVC double-glazed window. Large built-in cupboard houses modern Combi boiler.

BEDROOM 2

Also a good size double bedroom.

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

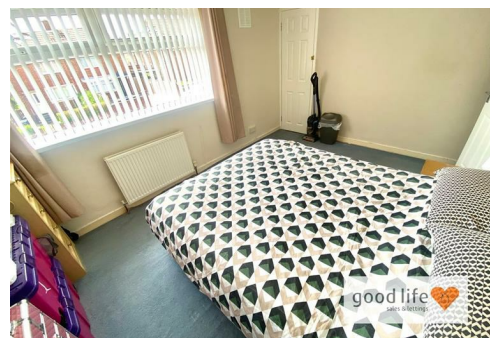
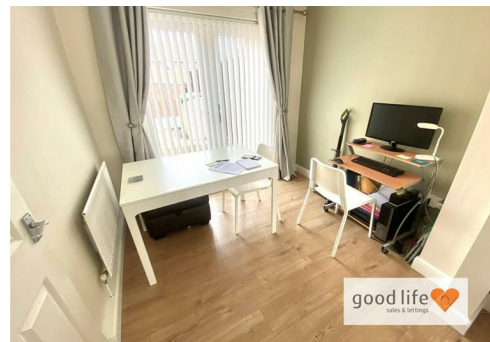
BATHROOM

Vinyl tile-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome taps, separate electric shower over with shower rail and curtain. Ceramic tiles around the bath area which continue to approx. half height around the sink and toilet areas.

EXTERNALLY

The front garden is block paved and offers the opportunity for driveway parking. Although, please note there is no dropped kerb. Access down to the side, electric car charging point.

The property has a completely low maintenance rear garden area with large paved patio area and area of raised decking positioned to take full advantage of the sunny aspect. Brick external building external storage



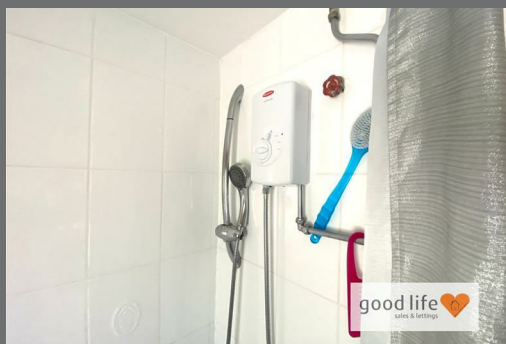
Local Authority
Sunderland

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



Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

good life 
sales & lettings