



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## ABOYNE SQUARE, SUNDERLAND £150,000

This 3 bedroom semi detached house is situated on the much sought after Aboyne Square in Farringdon and must be viewed to be fully appreciated. Farringdon offers an excellent transport links to the A19, Sunderland City Centre and beyond in addition to local shops, schools and amenities. The property itself briefly comprises of Kitchen/ Dining Room, Living Room, Rear Vestibule, Home Office and to the First Floor 3 Bedrooms, Bathroom & Separate wc. Externally there is a front fore court, rear garden having a decking area, artificial lawn, gravelled area with double gates for off street parking and door to access the home office. Viewing of this lovely home is highly recommended.

Semi Detached House  
Kitchen/ Dining Room  
Rear Garden  
Must Be Viewed

3 Bedrooms  
Living Room  
Popular Location  
EPC Rating D



## ABOYNE SQUARE, SUNDERLAND

£150,000

---

### Kitchen/ Dining Room

17'2" max x 13'10" max

Tiled floor, stairs to the first floor, front facing double glazed window, 2 radiators, recessed spot lighting.

The kitchen has a range of floor and wall units, stainless steel sink and drainer, integrated oven, electric hob with extractor over, integrated fridge freezer, integrated washing machine, cupboard under the stairs, integrated dish washer, double glazed window, recessed spot lighting.

### Living Room

10'2" x 17'3"

The Living Room has 2 double glazed windows, radiator.

### Rear Vestibule

Door to the rear, access to home office.

### Home Office

6'7" x 7'5"

Double glazed window, landing, loft access, radiator, double glazed window.

### First Floor

Landing

### Bedroom 1

11'5" max x 15'5" max

2 Double glazed windows, 2 radiators

### Bedroom 2

9'0" x 11'6"

Front facing, double glazed window, radiator, storage cupboard.

### Bedroom 3

8'0" max x 8'0"

Rear facing, double glazed window, radiator, storage cupboard with wall mounted gas central heated boiler.

### WC

Low level WC, double glazed window.

### Bathroom

Suite comprising of bath with shower over, double glazed window, wash hand basin on a vanity unit, towel radiator.

### Externally

Externally there is a front fore court, rear garden having a decking area, artificial lawn, gravelled area with double gates for off street parking and door to access the home office.

### COUNCIL TAX

The Council Tax Band is Band B

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

