

**STUART
EDWARDS**



Aydon House

Farrington, Sunderland SR3 3HN

- SECOND FLOOR FLAT
- 2 BEDROOMS
- MODERN KITCHEN WITH OVEN & HOB
- WELL MAINTAINED COMMUNAL GARDEN
- SECURE ENTRY SYSTEM
- AVAILABLE IMMEDIATELY
- SPACIOUS LOUNGE
- BATHROOM WITH BATH & ELECTRIC SHOWER
- AMPLE PARKING

£590 Per Month

Council Tax Band: A EPC Rating: C

FULL DESCRIPTION

Conveniently located second floor flat available immediately on an unfurnished basis. This is spacious rental accommodation, ideal for a couple or single person.

Accessed via a secure communal entrance door with stairs to the second floor. The internal entrance hallway to the flat has an access door leading to a private balcony enjoying views over the communal rear garden. The kitchen has a modern range of wall and floor units with integrated oven and hob and opens onto the spacious lounge. A secondary hallway then leads through to the two bedrooms and bathroom with bath and electric shower.

Externally there is ample on street parking to the front and well maintained communal gardens.

Gas central heating with radiators to all rooms and UPVC double glazing throughout.

Aydon House is situated in the established residential area of Farringdon, offering a quiet suburban feel yet being just 3 miles from Sunderland City Centre. It enjoys excellent connectivity close to the A690 and A19, ideal for commuters working in Sunderland, Durham, or Doxford International Business Park. It is also within close proximity to local schools, supermarkets, and recreational spaces like Silksworth Lake and Lakeside Park.

Sure to prove extremely popular amongst tenants, therefore early reservation is strongly recommended to avoid disappointment.

COMMUNAL ENTRANCE

Accessed via a secure entry door with stairs leading to the second floor.

INTERNAL HALLWAY

With laminate flooring, radiator, access door to balcony area overlooking the rear communal garden, partial opening to kitchen and lounge and door leading to the secondary hallway.

KITCHEN

8'6" x 7'5"

Range of off white wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated electric oven with ceramic hob and extractor hood above. Plumbed for automatic washing machine, double radiator and laminate flooring.

LOUNGE

16'7" x 11'1"

Radiator, laminate flooring and coved ceiling.

SECONDARY HALLWAY

With doors leading to both bedrooms and the bathroom.

BEDROOM 1

11'11" x 11'4"

Laminate flooring, radiator, two built-in storage cupboards and a fitted wardrobe with mirrored fronts.

BEDROOM 2

11'3" 10'11"

Radiator and laminate flooring.

BATHROOM

7'5" 6'3"

Close coupled wc, pedestal wash hand basin, panel bath with electric shower over, ceramic tiled flooring, vinyl flooring, radiator and built-in storage cupboard.

WELL MAINTAINED COMMUNAL GARDENS

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2374-3042-2201-3144-2204>

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

