









This well presented three bedroom end terrace home is located in the highly sought after area of Farringdon. The ground floor accommodation comprises an inviting entrance hall, a spacious lounge/dining room, and a fitted kitchen. To the first floor, there are three well proportioned bedrooms, a modern wet room, and a separate WC. Externally, the property benefits from low maintenance gardens to both the front and rear, ideal for easy upkeep. Perfectly positioned, the home offers excellent access to local amenities, shops, and schools, as well as convenient transport links to Sunderland City Centre, Doxford International Business Park, and major road networks including the A19. Offered with no upward chain, this property is ideal for a range of buyers, and early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Hall



Stairs to first floor and double radiator. Door to lounge and kitchen.

### Lounge 10'11" x 13'7"



A bright and inviting space featuring a double glazed bay window to the front, radiator, and electric fireplace, with an attractive archway opening into the dining room.

### Dining Room 8'11" x 8'8"



Double glazed window to rear and radiator.

### Kitchen 7'8" x 8'7"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Space provided for a fridge freezer, oven and washing machine. Serving hatch to dining room and storage cupboard. Double glazed window and UPVC door to rear.

### First Floor Landing



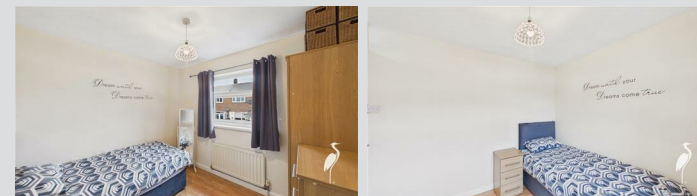
Access point to loft.

### Bedroom 1 9'1" x 14'1"



Generous double bedroom with a double-glazed window to the front, radiator, and built-in wardrobes, offering ample storage space.

### Bedroom 2 9'2" x 8'7"



Generous double bedroom with double glazed window to rear and radiator.

### Bedroom 3 7'8" x 9'6"



Double glazed window to front, radiator and storage cupboard.

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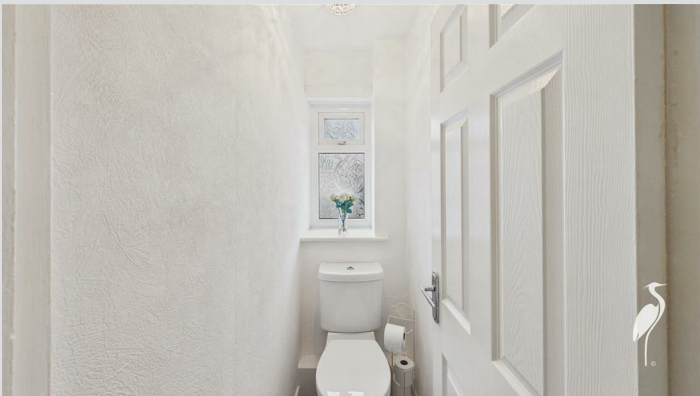
# MAIN ROOMS AND DIMENSIONS

## Wet Room



Washbasin and shower, chrome heated towel rail and double glazed window.

## Separate WC



Low level WC, double glazed window.

## Outside



Well maintained front garden and a generous, low-maintenance rear garden complete with a useful outhouse.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

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

## Important Notice - Particulars

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

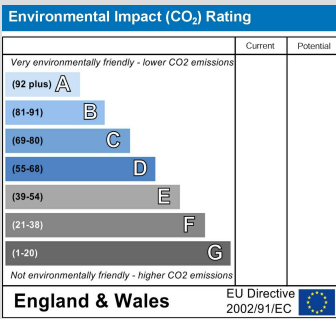
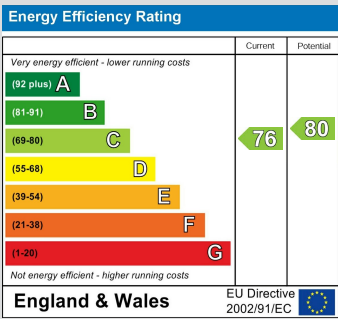
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

## Solar Panels

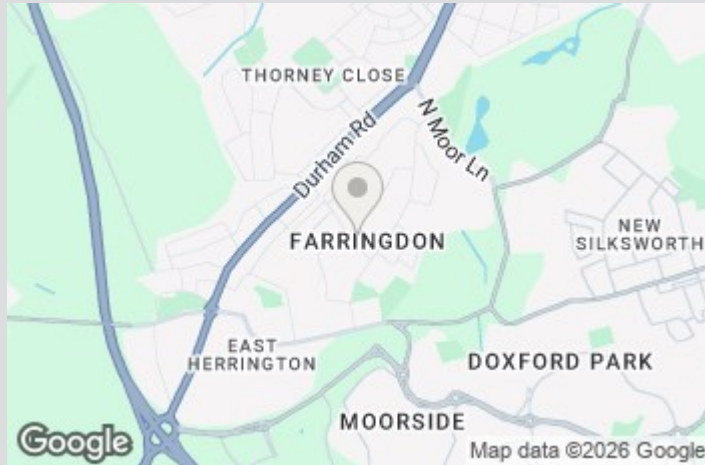
We have been advised by our clients the solar panels are leased with Shade Greener. The lease started in July 2025 on a 25 year lease.



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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

68 m<sup>2</sup>

732 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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