

Arundel Road
Farringdon
Sunderland
SR3 3JR



good life 
sales & lettings

Arundel Road

£98,000

INTRODUCTION

2 BEDROOM SEMI-DETACHED - LARGER KITCHEN STYLE - NO CHAIN
- GOOD LOCATION - DRIVEWAY TO FRONT - GARDEN - WELL PRESENTED ...

ENTRANCE PORCH

Laminate wood-effect flooring, white uPVC double-glazed door and windows and partially-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing. Door leading off to lounge.

LOUNGE

Laminate wood-effect flooring, double radiator, front facing white uPVC window. Wall mounted fire.

KITCHEN

Running the full width of the house to the rear, the kitchen is slightly larger style than standard with vinyl tile effect flooring, double radiator, 2 white uPVC windows, side and rear facing. Stainless steel sink with bowl and a half, single drainer and matching taps, space and plumbing for a gas cooker, space and plumbing for a washing machine, space for tall fridge/freezer.

FIRST FLOOR LANDING

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

BEDROOM 1

Laminate wood-effect flooring, radiator, front facing white uPVC windows. Built in cupboard providing some storage.

BEDROOM 2

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views over garden and neighbouring gardens. This is also a double bedroom.

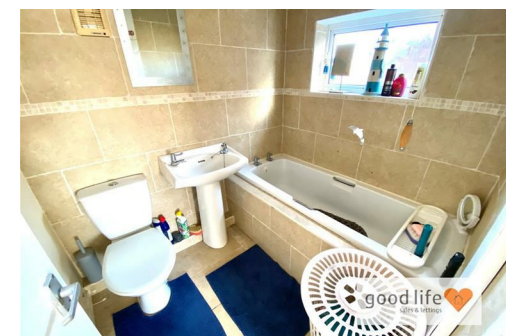
BATHROOM

Tiled flooring, side facing white uPVC window with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome taps, bath tiled panel and chrome taps. The walls are mostly finished in a ceramic tile matching the floor.

EXTERNALLY

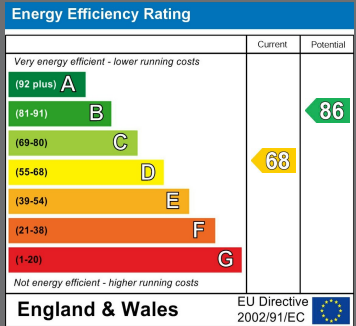
The property does have a dropped kerb which allows for driveway parking for 1 vehicle, well maintained front garden. Steps leading to entrance porch.

Very well maintained with good size rear garden plot which mostly laid to lawn



Local Authority
Sunderland

Council Tax Band
A



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



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