

Avonmouth Road
Farringdon
Sunderland
SR3 3HB





good life 
sales & lettings



Avonmouth Road

Asking Price £95,000

INTRODUCTION

3 BED SEMI-DETACHED HOME - POPULAR FARRINGDON LOCATION - MODERN KITCHEN & BATHROOM - UPVC DOUBLE GLAZING - NEW COMBI BOILER FITTED 2025MIN LOFT - LOVELY REAR GARDEN WITH SUNNY ASPECT - OUTSIDE BRICK SHED - ON STREET PARKING - NO CHAIN ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Carpet flooring, white uPVC double-glazed window, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator behind cover, carpeted stairs to first floor landing, built in cupboard providing good storage underneath the stairs. Doors leading off to kitchen and to lounge.

LOUNGE

13'8 x 11'0

Measurements taken at widest points.

Carpet flooring, electric fire, front facing white uPVC double-glazed window. Built in plinth with stone shelving either side of the chimney breast. Archway leading to dining room.

DINING ROOM

8'10 x 8'9

Partially open plan to the lounge.

Carpet flooring, double radiator, white uPVC double-glazed sliding patio doors leading out to the rear and over looking the garden. Serving hatch opening onto the kitchen.

KITCHEN

8'8 x 7'9

Ceramic tile flooring, modern fitted kitchen with a range of wall and floor units in a light wood-effect finish with complementary laminate wood-effect work surface. Integrated Bosch electric oven and integrated 4 ring ceramic hob with integrated extractor, sink with single bowl, single drainer and Monobloc tap, space and plumbing for a washing machine, integrated under bench freezer, integrated under bench fridge, white uPVC double-glazed window and door leading out to the rear garden.

FIRST FLOOR LANDING

Loft hatch, 5 doors leading off, 1 to WC, 1 bathroom and 3 to bedrooms.



WC

4'10 x 2'7

Tiled flooring, toilet with low level cistern, rear facing white uPVC double-glazed window with privacy glass.

BATHROOM

5'3 x 4'10

Recently updated.

Vinyl tile flooring, sink with chrome tap built into grey vanity unit, double walk in shower cubicle with sliding doors and electric shower with tiling to full height around the bathroom and decorative border. Recessed lights to ceiling, rear facing white uPVC double-glazed window with privacy glass.

BEDROOM 1

14'0 x 9'3

Double bedroom.

Carpet flooring, front facing white uPVC double-glazed window. Built in cupboard with shelving.

BEDROOM 2

9'4 x 8'8

Also a double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

BEDROOM 3

9'7 x 7'8

Large single bed or small double.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted bedroom furniture including wardrobe, dressing table and drawers.

EXTERNALLY

Ample on street parking to the front, pedestrian walkway which leads to the gate providing access to the block paved pathway, artificial turf front garden, block paving, paving down the side of the property to a timber gate which provides access to the rear garden.

Well maintained with a paved patio immediately adjacent to the house to the rear, access from the kitchen and external side gate, lawn and greenhouse and brick outhouse which provides useful additional storage. A lovely rear garden enjoying a sunny aspect, it also has an outhouse, outside cold water tap, access gate down the side of the property to the front.


GENERAL

New combi boiler installed in 2025 which is in the loft space of the property.



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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

good life 
sales & lettings