Aboyne Square, Farringdon, Sunderland

£795 PCM

An attractive three bedroom end link house, occupying a delightful position overlooking a green to the front. Internally the well presented accommodation includes a hall with staircase to the first floor, there is a lounge to the front and a kitchen / diner to the rear. On the first floor there are three bedrooms and a bathroom/wc. Externally there is a lawned garden to the front and to the rear a garden with the potential to create off street parking. Features of the property include gas central heating to radiators and double glazing. This ideal location provides convenient access to local amenities, shops and schools as well as offering links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch
Double glazed door, double glazed windows and an inner glazed door to hall.

Hallway

Understairs storage cupboard, double radiator, stairs to first floor landing.

Lounge 11'11" x 13'10"

UPVC box bay window to front and radiator.

Kitchen / Diner 18'1" x 8'5"

Fitted wall and base units, worksurface over with stainless steel sink unit. Integrated electric oven and electric hob with extractor hood. Wall mounted boiler, double radiator, UPVC bow window and door to rear.

First Floor Landing

UPVC window to side.

Bedroom 1 12'5" x 10'3"

Double glazed window to front, radiator and built-in storage cupboard.

Bedroom 2 11'0" x 7'0"

Double glazed window to rear and radiator.

Bedroom 3 9'4" x 10'2"

Double glazed window to the front and side. Radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom

Low level WC, pedestal washbasin and bath with overhead electric shower, double window to rear and radiator.

Outside

Externally there is a lawned garden to the front and a rear garden. There is a drop curb to the rear, allowing the potential to create off street parking by adapting the gate and fence.

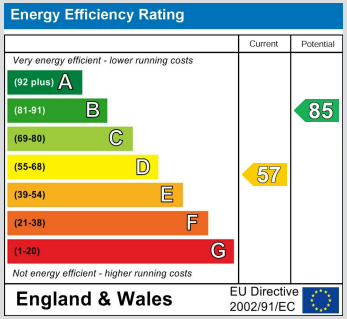
Council Tax Band
The Council Tax Band is Band A.

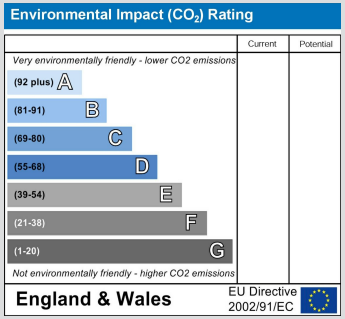
Lettings Important Info.
We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

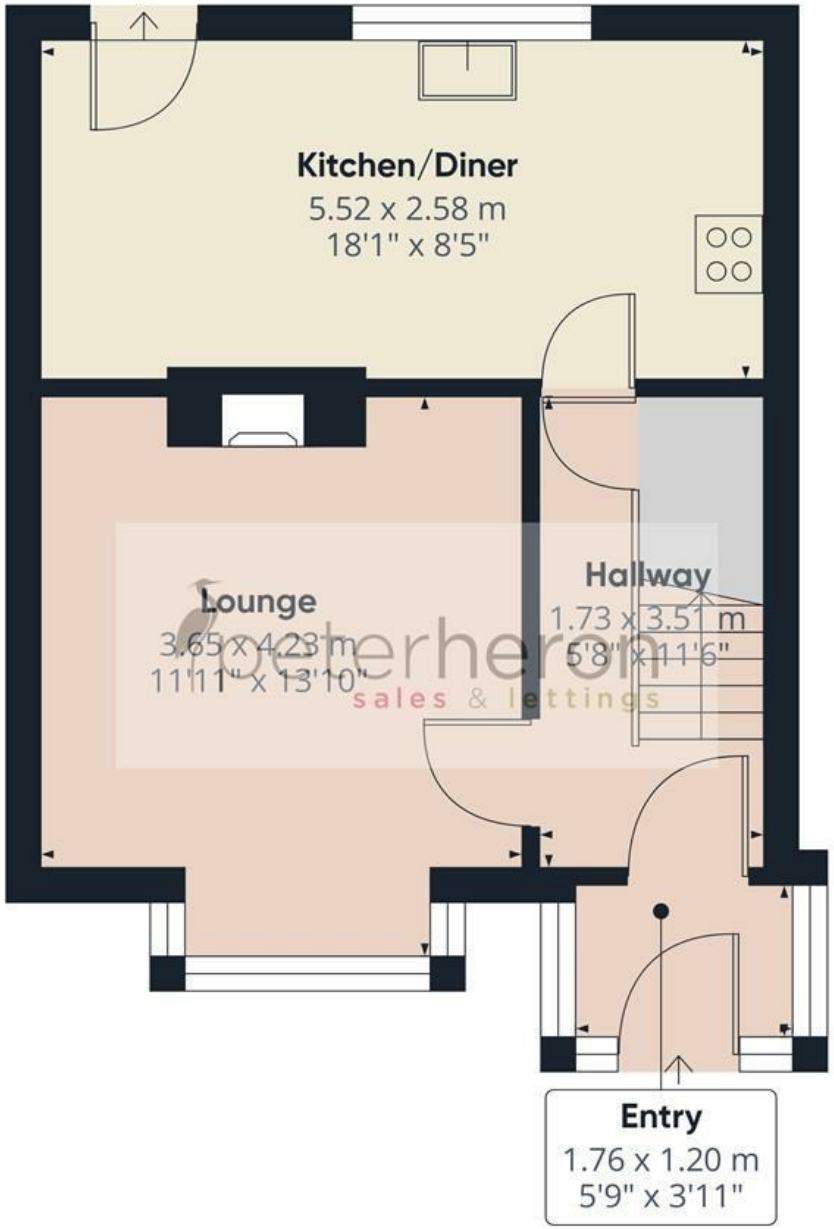
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

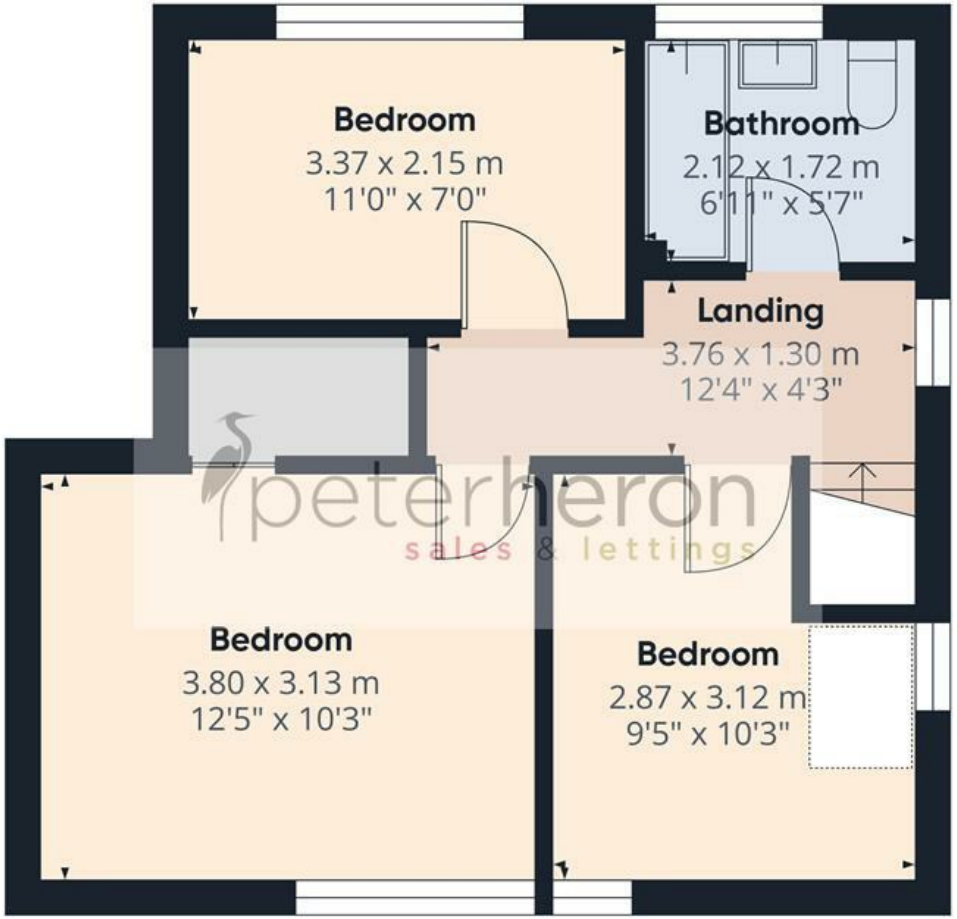
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Ground Floor



First Floor

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Approximate total area(1)

71.6 m²

772 ft²

(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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