# Ashford Road

Farringdon

Sunderland

SR3 3EB









good life sales & lettings

# Ashford Road

## £650 Per Month

**INTRODUCTION**
AVAILABLE FROM 30TH NOVEMBER!!! IMPRESSIVE UNFURNISHED 2 DOUBLE BEDROOM GROUND FLOOR FLAT – SPACIOUS & WELL PRESENTED

**ENTRANCE HALL**
Secure entrance door leading into communal entrance hall which leads to the front door of the apartment. Built-in cupboard, radiator providing heat to the entrance hall. Doors leading off to, kitchen, bathroom, 2 bedrooms and lounge.

**KITCHEN**
A lovely modern fitted kitchen with laminate wood-effect flooring, range of wall and floor units in a white finish with wood effect laminate work surface, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for mid height/tall fridge/freezer, 2 ring electric induction hob. Rear facing white uPVC double-glazed window with pleasant views.

**BATHROOM**
Laminate wood-effect flooring, towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Fairly new bathroom suite comprising toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps with showerhead attachment. The walls are mostly finished in uPVC cladding to 2 sides around the bath, sink and toilet area with tiling to the remaining areas, recessed lights and uPVC cladding to the ceiling. This is a lovely bathroom.

**BEDROOM 1**
This is a good size double bedroom.
Carpet flooring, double radiator, front facing white uPVC double-glazed bow window. Built-in cupboards providing additional storage and hanging space.

**BEDROOM 2**
Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window.

**LOUNGE**
A lovely size large spacious lounge/dining room.
Carpet flooring, white uPVC double-glazed window situated either side of white uPVC double-glazed patio doors which leads out to the share garden to the front, double radiator. Ample space within the room for dining table and chairs as can be seen in the photographs.

**EXTERNALLY**
Well located just off Allendale Road and close to Farringdon school, this is beautiful spacious 2 bedroom ground floor flat within Carlisle House which a small low density apartment block.





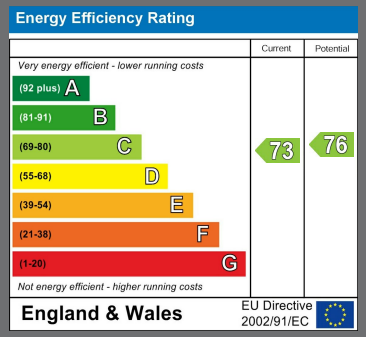







## Local Authority
Sunderland

## 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





## Contact

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## Good Life Homes - Lettings

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