Antwerp Road

Farringdon
Sunderland
SR3 3JQ

good life
sales & lettings

Antwerp Road

£110,000

INTRODUCTION
A modernised and well-presented two bedroom semi-detached home in the popular Farringdon area of Sunderland. Ready to move into, the property includes a good-size lounge, modern fitted kitchen and two double bedrooms. A particularly appealing feature is the much larger than average, well-maintained rear garden plot. With ample on-street parking, the property should appeal to first-time buyers and investors alike.

ENTRANCE HALL
Accessed through a GRP double-glazed entrance door, with laminate wood-effect flooring, radiator and carpeted staircase rising to the first floor. A door leads into the lounge.

LOUNGE
Measurements taken at widest points.
A comfortable front-facing reception room with laminate wood-effect flooring, radiator, white uPVC double-glazed window and wall-mounted electric fire. A door leads into the kitchen.

KITCHEN
Measurements taken at widest points.
A modern, slightly L-shaped kitchen fitted with a range of cream wall and floor units, contrasting laminate work surfaces and a stainless-steel single-bowl sink and drainer with matching taps. Appliances include an integrated electric oven, four-ring gas hob and stainless-steel extractor chimney. There is space for a tall fridge/freezer, plumbing for a washing machine and a recessed space suitable for a tumble dryer. Further features include laminate slate-effect flooring, double radiator, front-facing white uPVC double-glazed window and a GRP double-glazed door opening to the rear garden.

FIRST FLOOR LANDING
Reached by a carpeted staircase from the entrance hall, with loft access and doors leading to both bedrooms and the bathroom.

BEDROOM 1
A good-size double bedroom with carpeted flooring, radiator, front-facing white uPVC double-glazed window and a built-in storage cupboard.

BEDROOM 2
A second double bedroom with laminate wood-effect flooring, radiator and a rear-facing white uPVC double-glazed window enjoying a lovely outlook over the garden.

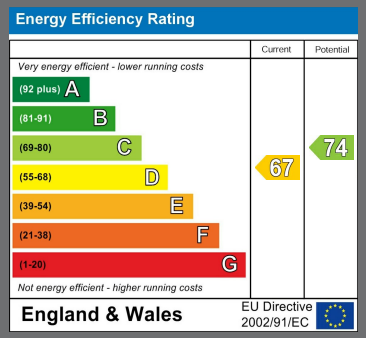
BATHROOM
Fitted with a white suite comprising a low-level WC, pedestal wash basin with chrome taps, and bath with uPVC side panel, chrome taps, electric shower and glass shower screen. The bath area has ceramic tiling, continuing at half height around the wash basin and WC. Further features include vinyl tile-effect flooring, radiator and a rear-facing white uPVC double-glazed window with privacy glass.

EXTERNALLY
The property occupies a pleasant position with ample on-street parking. A well-maintained front garden has steps leading to the entrance door, while a gated pathway at the side provides access to the rear garden.

A particular feature of the property is the much larger than average, well-maintained rear garden plot. A patio sits immediately beside the house, with steps rising to an extensive lawn extending towards the foot of the garden, where there is a useful garden shed. A pathway provides gated access to the front.

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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