Arundel Road

Farringdon
Sunderland
SR3 3JR

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sales & lettings

Arundel Road

£112,500

INTRODUCTION
LARGER STYLE 2 DOUBLE BED SEMI-DETACHED - DINING KITCHEN COMBINED - PATIO DOORS LEADING OUT TO GARDEN - BEAUTIFULLY PRESENTED - GREAT REAR GARDEN PLOT + BRICK STORE & SHED - DRIVEWAY TO FRONT - A LOVELY READY TO MOVE INTO MODERN HOME ...

ENTRANCE HALL
Entrance via uPVC double-glazed door. Laminate wood-effect flooring, carpeted stairs to first floor landing. Door leading off to lounge.

LOUNGE
Lovely size lounge in this particular style of larger 2 bedroom semi-detached .
Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bow window, living flame gas fire mounted into the chimney breast wall. Double doors leading out onto a open plan kitchen/dining room.

KITCHEN/DINING ROOM
This is a lovely open plan space unique to the larger style of 2 bedroom semi's. Laminate wood-effect flooring in the dining area and tiled flooring in the kitchen area, radiator, white uPVC double-glazed sliding doors with views and leading out to the rear garden. The kitchen has been opened out onto the dining area and comprises a range of wall and floor units in a black high gloss finish with contrasting wood-effect work surfaces, integrated electric oven, 5 ring gas hob and extractor chimney in stainless steel finish and matching splash back, quartz style sink with bowl and a half, single drainer and Monobloc tap, space for tall fridge/freezer, space and plumbing for a washing machine and built in cupboard housing modern combi boiler, white uPVC double-glazed window also overlooks the rear garden and is positioned above the sink. Double doors lead back into the lounge.

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

BEDROOM 1
Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing additional storage and hanging space. Large double bedroom.

BEDROOM 2
Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is also a large double bedroom.

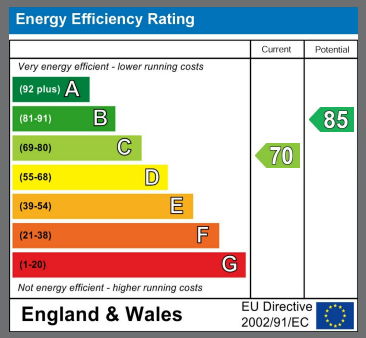
BATHROOM
Vinyl wood-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window, recessed lights to the ceiling. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, glass shower screen over and shower fed from the main combi boiler system, chrome bath taps.

EXTERNALLY
Dropped kerb allowing driveway access, well maintained garden and access down the side of the property to the rear.

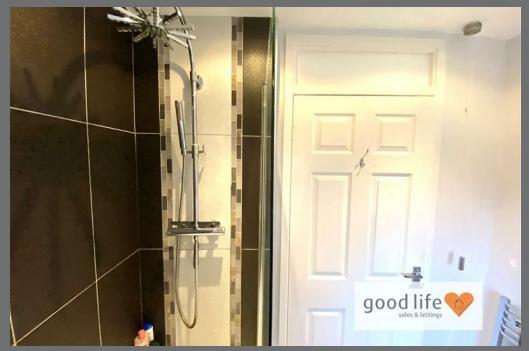
The property has a lovely rear garden plot and is well maintained with raised decking immediately adjacent to the patio doors, separate brick built store which provides very useful additional space. Well maintained garden and garden shed providing additional storage, sunny aspect at various times of the day.

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

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

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