









This charming three bedroom semi detached property is ideally located in the popular area of Farringdon, offering an excellent opportunity for families, first time buyers, or investors alike. Internally, the accommodation comprises an inviting entrance hall with staircase to the first floor, a spacious and attractive lounge, and a well appointed kitchen / diner. To the first floor, there are three generously sized bedrooms and a shower room. Externally, the property boasts well maintained gardens to both the front and rear, providing pleasant outdoor space. Situated in a highly convenient location, the home offers easy access to a range of local amenities, shops, and schools, as well as excellent transport links to Sunderland City Centre, Doxford International Business Park, and major routes including the A19. Early viewing is highly recommended to fully appreciate all this home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite door into the entrance hall.

Entrance Hall

Radiator, stairs to the first floor and doors to

Lounge 17'8" x 11'3"



Double glazed window to the front, UPVC sliding door to the rear and a radiator.

Dining Kitchen 17'7" x 9'4"



Range of wall and base units with counter tops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hob and extractor hood, space has been provided for the inclusion of a fridge freezer and a washing machine. Storage cupboard, radiator, 3x double glazed windows and a wooden door to the rear.

First Floor Landing



Double glazed window and doors to

Bedroom 1 11'10" x 9'9"



Double glazed window to the front and a radiator.

Bedroom 2 12'0" x 8'8"



Double glazed window to the front, radiator and built in mirror fronted sliding door wardrobes.

Bedroom 3 8'6" x 8'2"



Double glazed window to the front, radiator and built in mirror fronted sliding door wardrobes.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, wash hand basin set into vanity unit, walk in waterfall shower, chrome heated towel rail.

Outside



Generous rear garden with an outhouse.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band A.

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

Important Notice - Particulars

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Ombudsman Fst

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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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