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Arundel Road, Farringdon, Sunderland

£80,000







An extended two bedroom, semi-detached house providing spacious accommodation within this popular area of Farringdon. Internally the accommodation on the ground floor includes a hall, lounge, dining room, kitchen and a rear porch whilst to the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there is a low maintenance garden to the front and a generous garden to the rear. 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. Available with no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

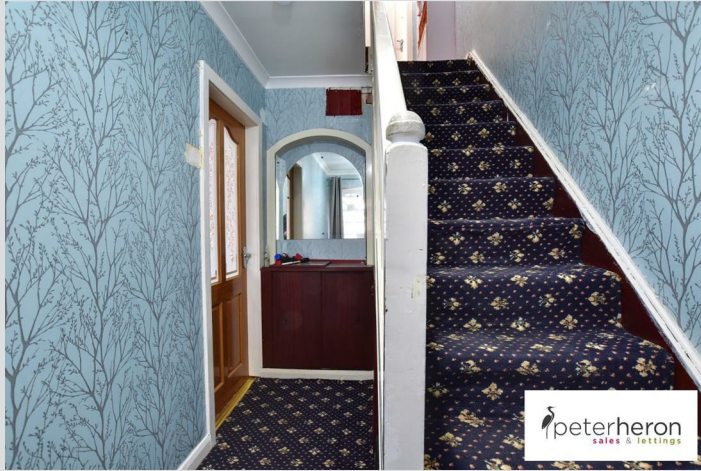
Ground Floor

Access via Composite entrance door.

Entrance Porch

Wooden glass panelled door to hall.

Entrance Hall



Stairs to the first floor with storage under, radiator and door to the lounge.

Lounge 12'0" x 10'11"



Double glazed window to the front, radiator, feature fireplace, built in shelving into alcoves and storage. Doors to dining room and kitchen.

Dining Room 9'11" x 8'8"



Double glazed window and radiator.

Kitchen 14'2" x 8'7"



Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit. Space provided for a fridge freezer and an oven, radiator, double glazed window and door to rear porch.

Rear Porch



Double glazed windows and door to rear garden and door to the outhouse.

Outhouse

Providing storage space.

First Floor Landing

Access hatch to loft and storage cupboard.

Bedroom 1 13'10" x 9'11"



Double glazed window and radiator.

Bedroom 2 10'4" x 8'6"



Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and bath with shower over, storage cupboard, double glazed window and chrome heated towel rail.

Outside



Low maintenance block paved garden to the front and generous garden to the rear.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

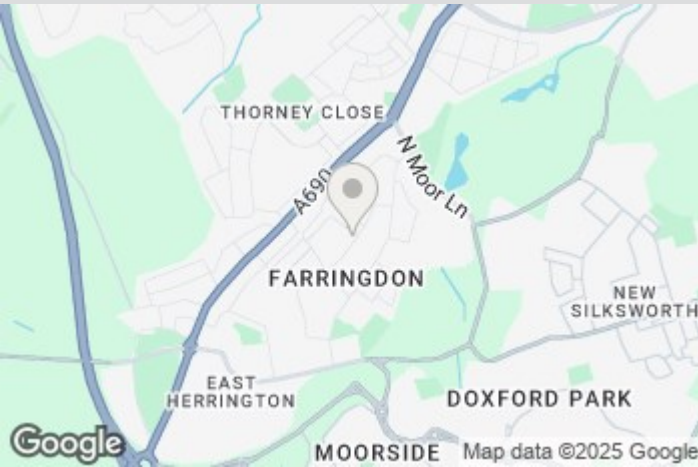
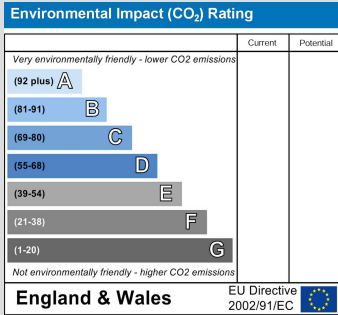
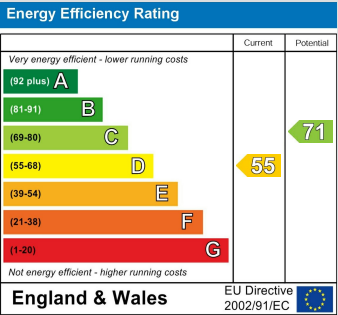
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

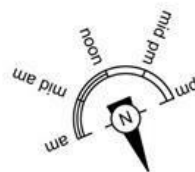
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(55.60 sq.m)



First Floor
Approximate Floor Area
(33.80 sq.m)



5 Arundel Road