

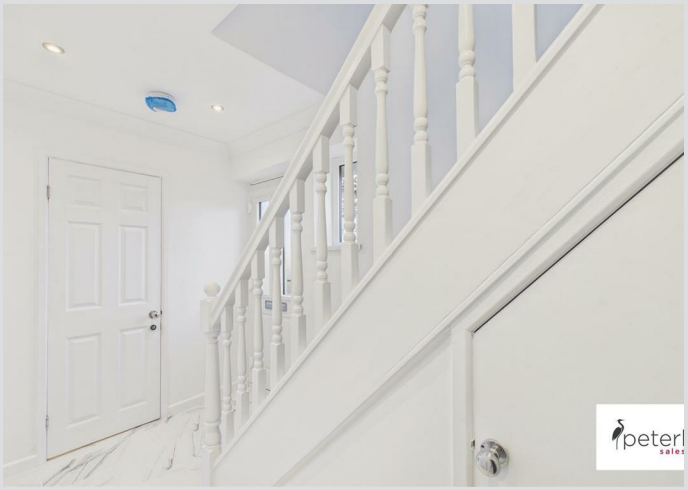
Abercorn Road, Farringdon, Sunderland £149,950











A beautifully presented three-bedroom semi-detached home, recently refurbished throughout to offer fresh, contemporary living accommodation, ready to move straight into. Finished to an attractive modern standard, this impressive property is ideal for a range of buyers seeking a stylish and well-appointed home. The accommodation briefly comprises a lounge, dining kitchen, useful utility room and ground floor WC. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from gardens to the front, side and rear, together with a driveway providing convenient off-street parking.

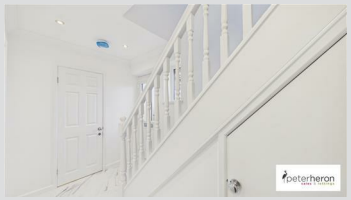
Ideally positioned for access to Doxford International Business Park and major employers including Amazon and Nissan, the property is also within easy reach of a wide range of local amenities. Excellent transport links provide convenient access throughout the wider North East conurbation, making this an ideal choice for commuters and families alike.

Available with no upper chain, this superb home presents an excellent opportunity for buyers looking for a beautifully refurbished property ready for immediate occupation. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door into

Reception Hall

Stairs to first floor with storage under, radiator and doors leading to

Lounge





Double glazed window to front elevation, radiator and electric fireplace.

Dining Kitchen





Fitted with a range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated cooker with electric hob and extractor hood. Space provided for a fridge freezer. Double glazed window to front elevation, double radiator and door to utility.

Utility




Base units with countertop over providing space and plumbing for a washing machine and tumble dryer. Wall mounted boiler and UPVC double glazed French patio doors to rear.

Cloakroom/WC




Low level WC and hand wash basin. Double radiator and double glazed window.

First Floor Landing



2x double glazed windows to front elevation, access point to loft and doors to

Bedroom 1




Double glazed window to rear elevation and a radiator

Bedroom 2




2x Double glazed windows to front elevation and a radiator

MAIN ROOMS AND DIMENSIONS

Bedroom 3




2x double glazed windows to front and side elevations and a radiator

Bathroom




Bath with dual head waterfall shower over, low level wc with concealed cistern and hand wash basin. Double radiator and double glazed window to side elevation.

Outside





Convenient, enclosed garden to the rear with lawned and paved areas benefiting from a wooden gate to access front and outdoor storage. Generously sized front garden with a driveway providing off street parking.

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

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Viewings Fst

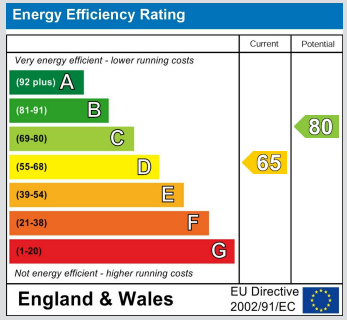
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

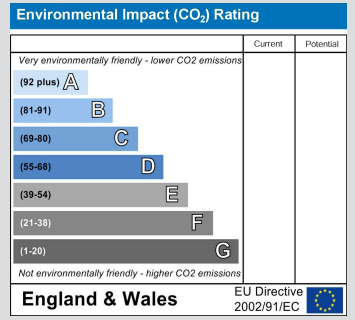
Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

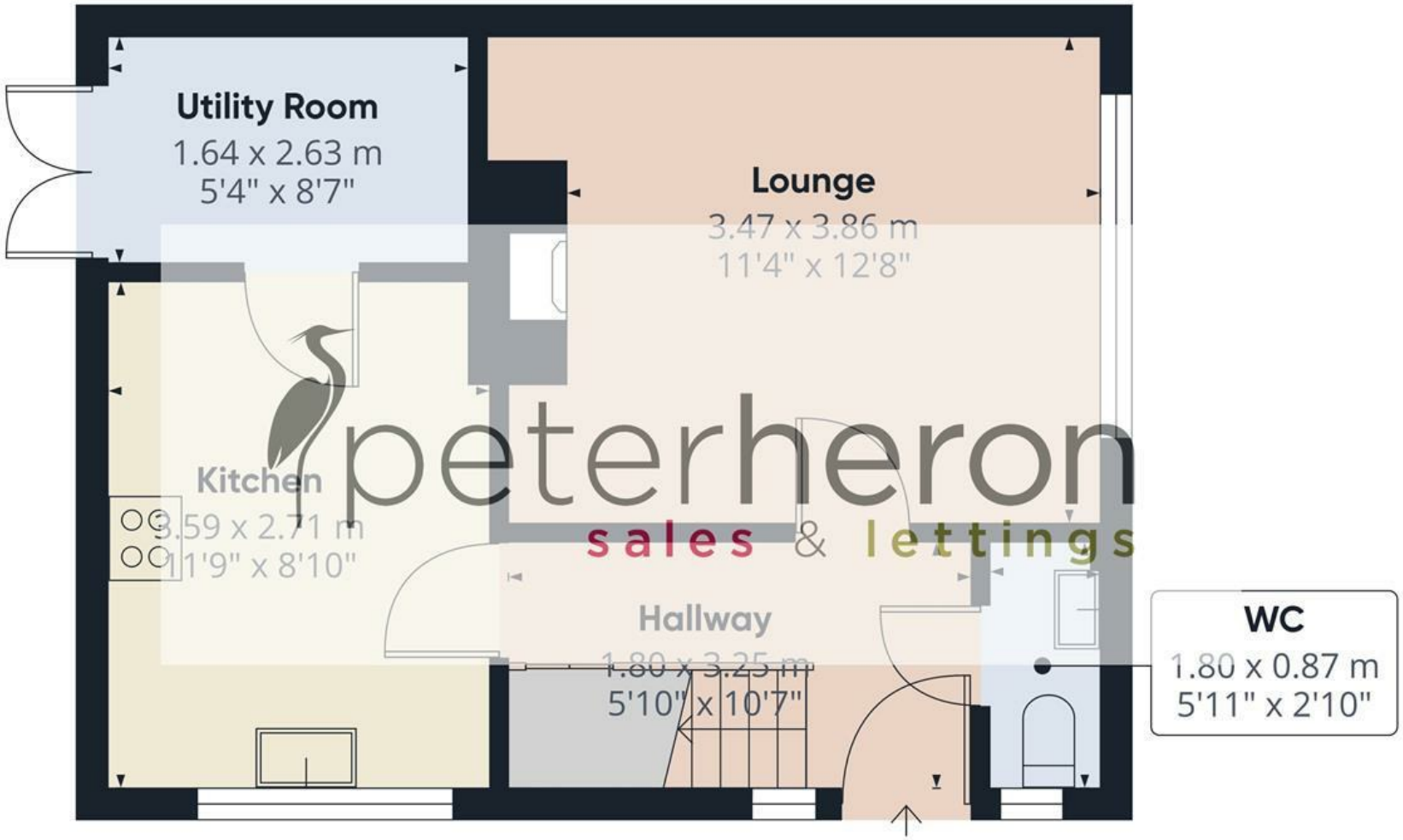
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Ground Floor

Approximate total area(1)

36.3 m²

390 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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