

Allendale Road, Farringdon, Sunderland

Offers over £110,000











A superb two bedroom semi detached home, ideally located on the popular Allendale Road, in Farringdon, available for sale with immediate vacant possession and no upper chain involved. Internally the accommodation comprises lounge opening through to modern kitchen/diner with French door to rear garden, two bedrooms and a bathroom. Externally there are gardens to the front and rear. Providing easy access to local amenities, shops and schools as well as to Doxford International Business Park and major road connections including the A19. Early viewing highly advised.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Lounge 11'11" x 17'2"





Double glazed bay window front and double glazed window to side, radiator and stairs to first floor with storage under. Open archway into kitchen/diner.

Kitchen/Diner 7'10" x 17'3"







Range of wall and bass units with countertops over incorporating 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space provided for washing machine and low level fridge and freezer. Radiator, Double glazed window and UPVC French patio doors to rear.

First Floor Landing
Double glazed window to side and access point to loft.

Bedroom 1 7'9" x 14'0"





Double glazed window to front, radiator and built in wardrobes.

Bedroom 2 10'3" x 10'8"




Double glazed window to rear and radiator.

Bathroom




Low level WC, washbasin and bath with shower over, radiator and double glazed window.

Outside





Garden to the front and garden to the rear with patio seating area and outhouse.

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.

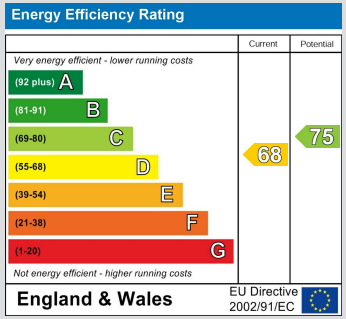
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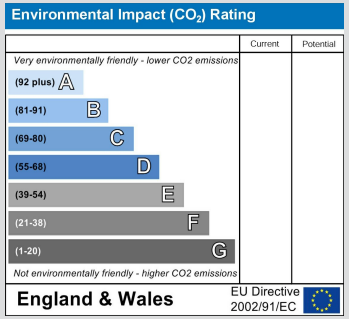
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

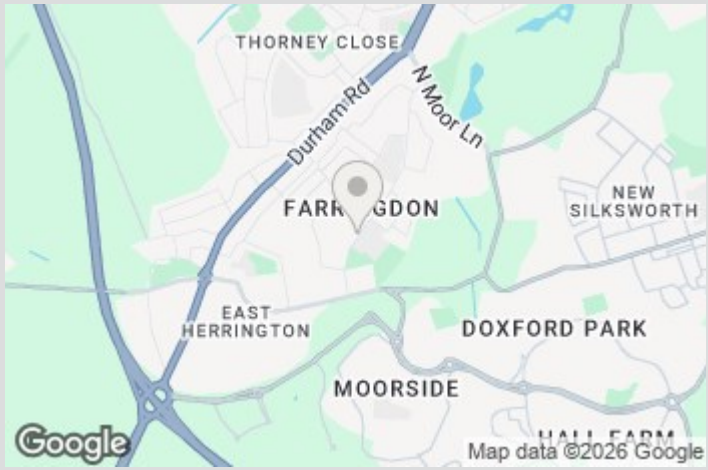
MAIN ROOMS AND DIMENSIONS

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.

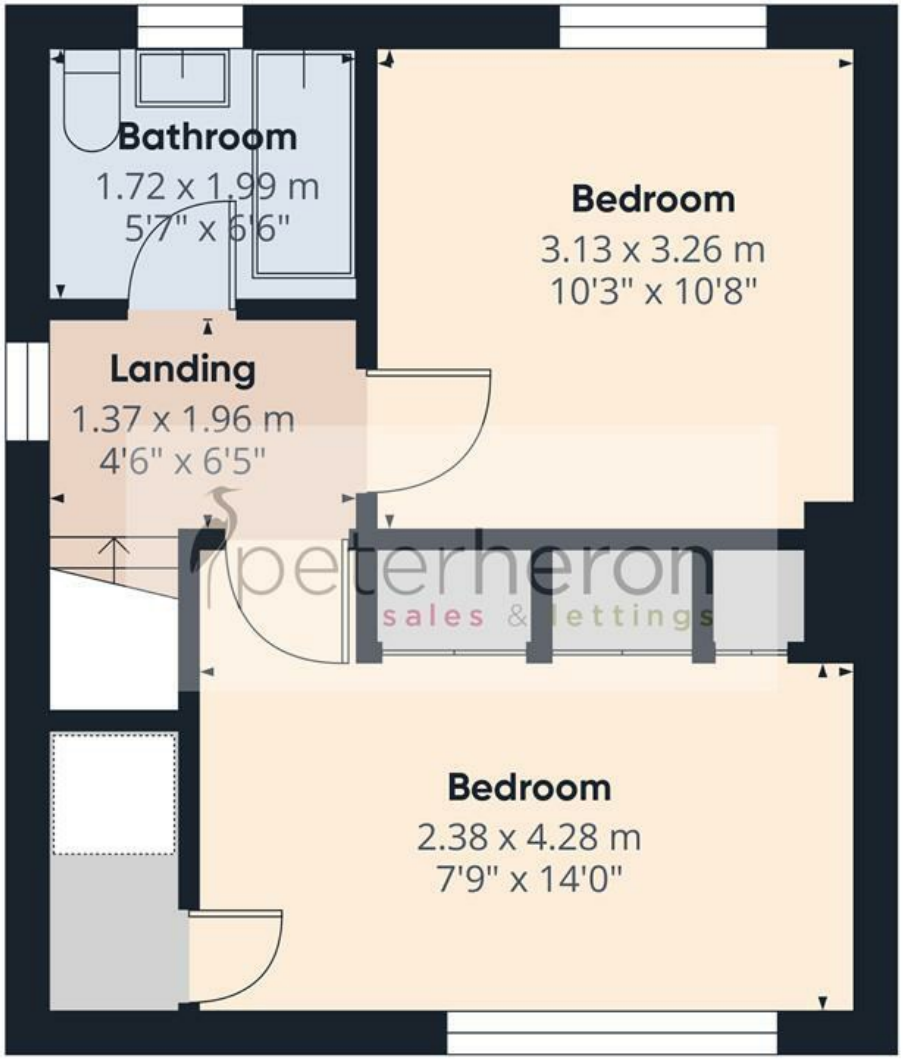








Ground Floor



First Floor



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Approximate total area(1)

61.7 m²

663 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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