Allendale Road, Farringdon, Sunderland

Offers over £45,000

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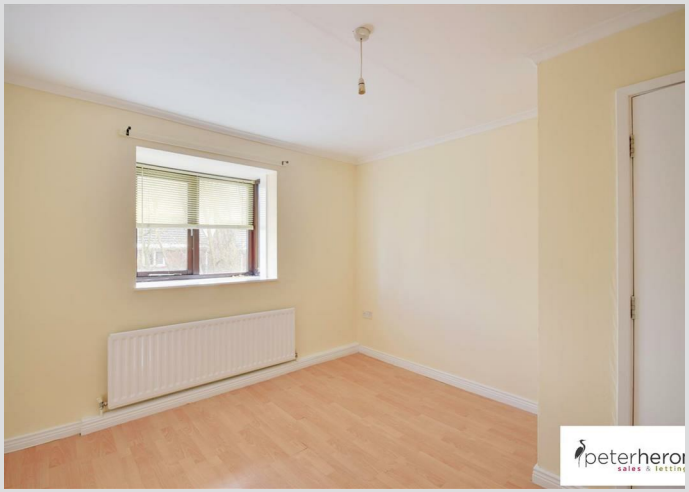


An attractive two bedroom top floor flat, recently decorated and available with immediate vacant possession and no upper chain involved. Internally the private accommodation includes an entrance hall with door leading to covered balcony, lounge, kitchen, two bedrooms and a bathroom. Benefiting from gas central heating and residents parking. The property is well placed for local amenities, shops and transport links with excellent links through to the City Centre and major road connections including the A19 to wider parts of the regions. Early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Communal Entrance
Access via security entrance door. Staircase to upper floors.

Top Floor Apartment

Hallway
Radiator and part glazed door leading out to covered balcony area.

Balcony Area

Lounge 16'9" x 11'2"

Single glazed window to front with secondary glazing and a radiator.

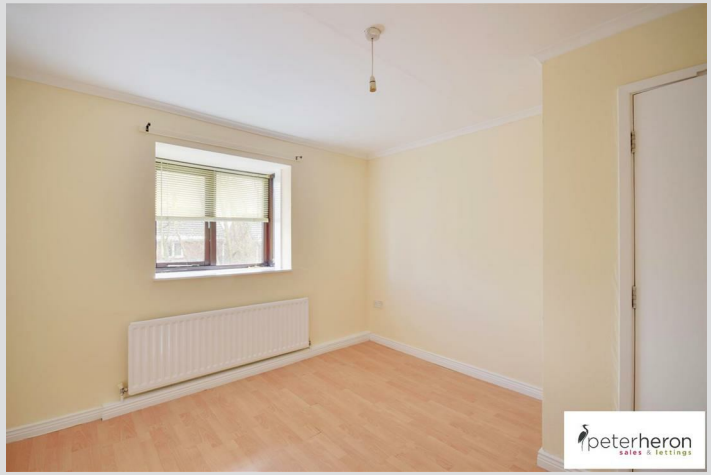
Kitchen 8'8" x 7'5"

Wall and base units with working surfaces over incorporating sink unit, space for cooker, fridge freezer and washing machine, wall mounted boiler and single glazed window to rear.

Bedroom 1 11'5" x 11'2"

Single glazed window with secondary glazing, radiator and recessed area with shelving.

Bedroom 2 11'3" x 10'11" maximum



Single glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom

Low level WC, pedestal washbasin and panel bath, radiator and single glazed window.

Outside
Residents parking facilities.

Council Tax Band
The Council Tax Band is Band A.

Tenure Leasehold
We have been advised by our clients that all the owners in the building share the Freehold. We are waiting confirmation of the lease term and the service charge is £600.00 per annum. There is no ground rent.

Ground rent review period (year/month) - £0
Annual Ground rent increase % - £0

Any prospective purchaser should clarify this with their Solicitor.

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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 £210.00 by Movewithus Ltd.

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

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