









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"

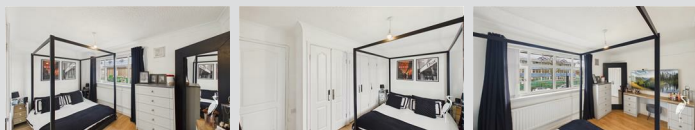


Range of wall and base units with countertops over incorporating 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space provided for washing machine and low level fridge and freezer. Radiator, Double glazed window and UPVC French patio doors to rear.

First Floor Landing

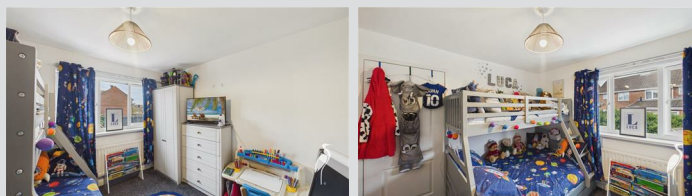
Double glazed window to side and access point to loft.

Bedroom 1 7'9" x 14'0"



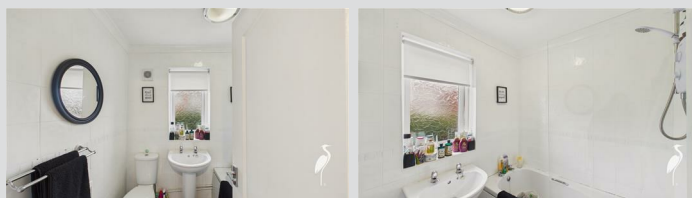
Double glazed window to front, radiator and built in wardrobes.

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.

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 particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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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 0191 510 3323 or book viewing online at peterheron.co.uk

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

MAIN ROOMS AND DIMENSIONS

Opening Times

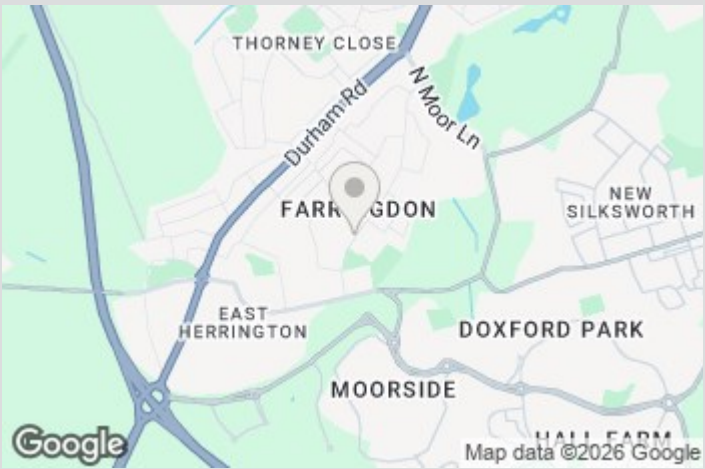
Monday to Friday 9.00am - 5.00pm
Saturday 9.00am - 12noon

Ombudsman

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

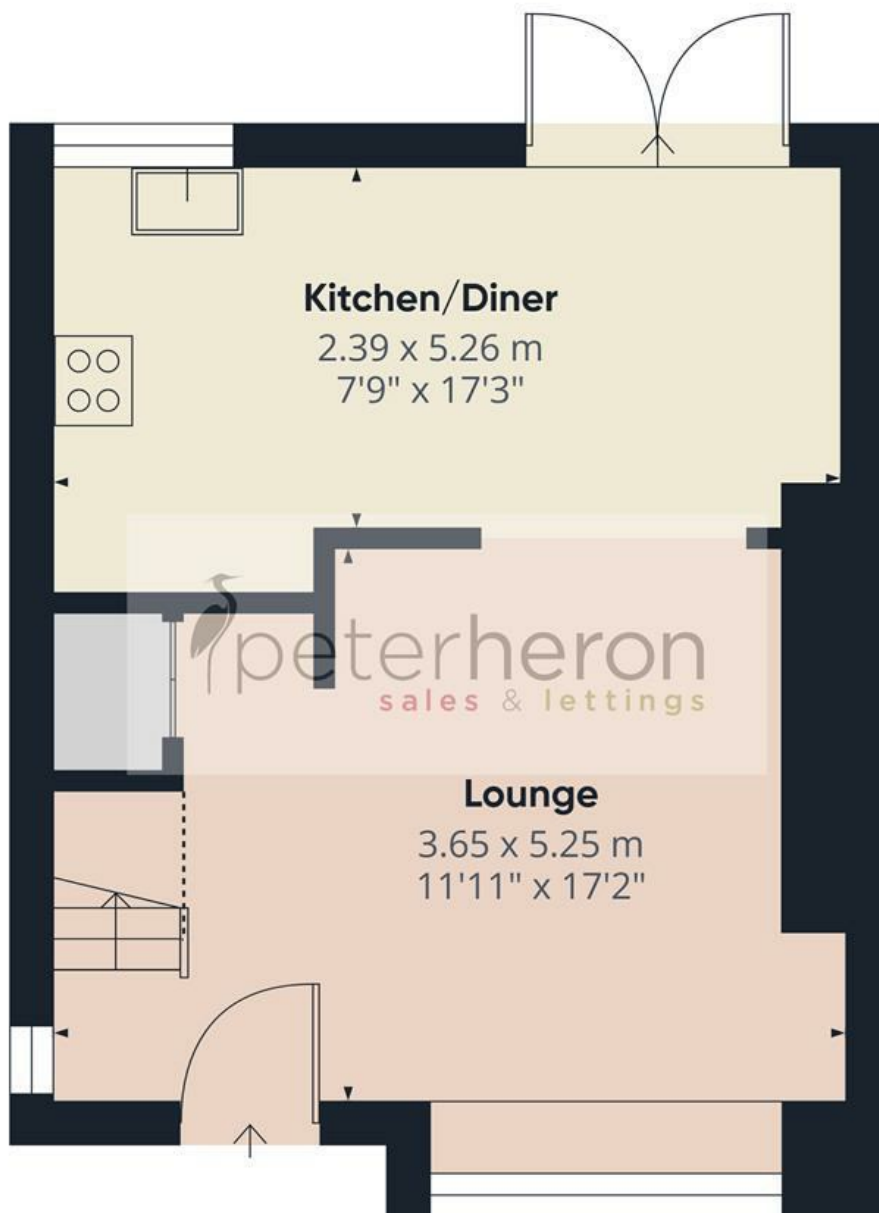
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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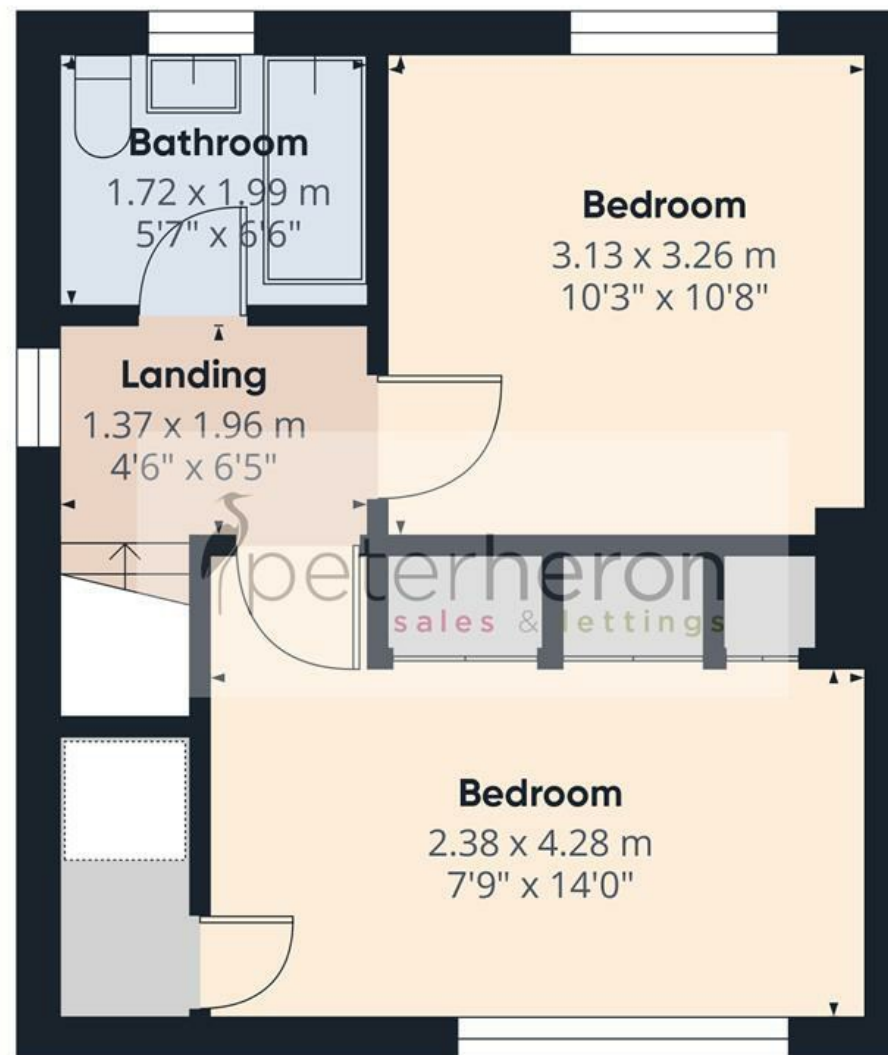


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Ground Floor



First Floor



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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