



M I C H A E L H O D G S O N

estate agents & chartered surveyors



FARRINGTON AVENUE, SUNDERLAND £225,000

A rare to the market 3 bed detached house situated on Farrington Avenue offering an excellent location providing easy access to the A19, Doxford International Business Park, well respected schools, shops and amenities. The property is likely to appeal to a wide variety of purchasers and briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen, WC and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and side driveway whilst to the rear is a garden with paved patio area, lawn and detached double garage. Viewing of this lovely home is highly recommended to appreciate the property and location on offer.

Detached House
Living Room
Kitchen
Viewing Advised

3 Bedrooms
Dining Room
Double Garage
EPC Rating: D



FARRINGTON AVENUE, SUNDERLAND

£225,000

Entrance Porch

Double glazed window, tiled floor

Inner Hall

Radiator, double glazed window, delft rack

Living Room

12'2" x 15'2"

The living room has a double glazed bay window to the front elevation, double radiator, feature fireplace with gas fire

Dining Room

11'2" x 14'11"

Double glazed French doors opening to the rear garden

WC

Low level wc, double glazed window, wash hand basin, radiator

Kitchen / Breakfast

9'1" x 18'8"

The kitchen has a range of floor and wall units, tiled splash, sink and drainer with mixer tap, five ring gas hob with extractor over, double radiator, tiled floor, two double glazed windows, double glazed door to the rear garden

First Floor

Landing, stained glass window to the side elevation

Bedroom 1

12'2" x 9'10"

Front facing, double glazed window, radiator, full range of fitted wardrobes

Bedroom 2

11'7" x 14'2"

Rear facing, double glazed window, radiator, range of fitted wardrobes

Bedroom 3

6'5" x 6'6"

Front facing, double glazed window, radiator, fitted bed with storage below

Bathroom

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, free standing roll top bath with mixer tap, double glazed window, chrome towel radiator, corner shower

Externally

Externally there is a front garden and side driveway whilst to the rear is a garden with paved patio area, lawn and detached double garage

Garage

Detached double garage

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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