



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

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### 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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

