



MICHAEL HODGSON

estate agents & chartered surveyors

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## ABOYNE SQUARE, SUNDERLAND £150,000

An exciting opportunity to purchase this superb 3 bed end link house situated on the much sought after Aboyne Square in Farringdon and much to be viewed to be fully appreciated. The property is a true credit to the current owners and will not fail to impress having a stylish interior, kitchen with integrated appliances, modern bathroom suite and briefly comprises of: Kitchen / Dining Room, Living Room and to the First Floor, Landing, 3 Bedrooms, Bathroom and a WC. Externally there is a front lawned garden whilst to the rear there is a lovely garden having a decking area, paved patio, lawn and a brick store/shed. Farringdon offers an excellent transport links to the A19, Sunderland City Centre and beyond in addition to local shops, schools and amenities. Viewing of this lovely home is highly recommended.

End Link House  
Living Room  
Lovely Property  
Bathroom & WC

3 Bedrooms  
Kitchen / Dining Room  
Viewing Advised  
EPC Rating: D



## ABOYNE SQUARE, SUNDERLAND

£150,000

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### Living Room

17'4" x 12'1"

The Living Room spans the full depth of the house having a double glazed window to the front and rear elevations, radiator,

### Kitchen / Dining Room

17'3" x 13'7"

The Kitchen has a range of floor and wall units, tile splashbacks, sink and drainer with mixer tap, two double glazed windows, electric oven, electric hob, integrated fridge freezer, washing machine, wine cooler, stairs to the first floor, door to the rear garden

### First Floor

Landing,

### Bedroom One

11'6" x 13'11"

Front facing, two double glazed windows, double radiator, recessed wardrobe, storage to sides of bed with storage above the bed space

### Bedroom Two

11'5" x 9'2"

Front facing, double glazed window, radiator, laminate floor

### Bedroom Three

Rear facing, double glazed window, radiator, cupboard with wall mounted gas central heating boiler

### Bathroom

White suite comprising pedestal wash hand basin with mixer tap, double glazed window, recessed spot lighting, tiled wall and floor, bath with mixer tap and shower over, chrome towel radiator

### WC

Low level wc, tiled floor, double glazed window

### External

Externally there is a front lawned garden whilst to the rear there is a lovely garden having a decking area, paved patio, lawn and a brick store/shed

### 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.

# M I C H A E L   H O D G S O N

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