

MICHAEL HODGSON

estate agents & chartered surveyors



ABERDARE ROAD, SUNDERLAND
£115,000

This 2 bed semi detached house is situated on Aberdare Road in Farrington that is likely to appeal to a wide variety of purchasers and must be viewed to be fully appreciated having a new kitchen, new floor coverings and contemporary decor. The living accommodation briefly comprising of: Entrance Hall, Living Room, Kitchen and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front and rear garden. Farringdon commands an excellent location providing easy access to Doxford International Business Park, the A19, shops, schools and amenities as well as Sunderland City Centre only a short car journey. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is recommended to appreciate the home and location on offer.

- Semi Detached House
- Living Room
- No Chain Involved
- Lovely Property
- 2 Bedrooms
- New Kitchen
- Viewing Advised
- EPC Rating: TBC









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Entrance Vestibule
Stairs to the first floor

Living Room
13'3" x 11'3"
The living room has a double glazed window to the front elevation, radiator.

Kitchen
14'9" max x 10'5" max
The kitchen has a new range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, space for a freestanding cooker, radiator, double glazed window, double glazed door to the rear garden.

First Floor
Landing, loft access

Bedroom 1
10'6" x 11'6"
Front facing, double glazed window, radiator, wall mounted gas central heating boiler.

Bedroom 2
8'7" x 7'11"
Rear facing, double glazed window, radiator

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower attachment, double glazed window, chrome towel radiator, extractor.

Externally
Externally there is a front and rear garden.

COUNCIL TAX
The Council Tax Band is Band A.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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