









Pleasantly positioned on this popular road this three bedroomed semi detached home is situated on the popular location of Farrington. The property enjoys a green outlook to the front, in need of some updating however, has the potential to provide a wonderful living space. The internal accommodation comprises:- entrance porch, into hallway. 17ft lounge, and a kitchen/diner. To the first floor there are three bedrooms and a family bathroom. Externally there is a paved garden to the front with wall enclosure, and an easily maintained paved garden to the rear, with a sunny aspect. Conveniently located for easy access to Schools, Shops, Doxford International Business Park, Nissan and the A19, with Sunderland City Centre only a few minutes drive away. Benefitting from UPVC glazing(where stated) and gas central heating. Immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Entrance
UPVC glazed porch to front into hallway.

Hallway
Single radiator, stairs to first floor landing.

Lounge 17'8" X 11'3" (5.38m X 3.43m)
UPVC window to front and rear. Feature fireplace, double radiator.



Kitchen/Diner 11'3" X 9'5" (3.43m X 2.87m)
UPVC window to front and rear, fitted kitchen units, stainless steel sink unit/mixer tap, plumbing for automatic washing machine.



Dining Area 6'4" X 5'11 (1.93m X 1.80m)



Lobby
Door leading to rear garden.

Stairs To First Floor Landing
UPVC window to rear.



Bedroom 1 12'7" X 9'8" (3.84m X 2.95m)
UPVC window to front, double radiator, built-in wardrobes, built-in storage cupboard.



Bedroom 2 11'11" X 9'9" (3.63m X 2.97m)
UPVC window to front, double radiator.



Bedroom 3 8'7" X 7'11" (2.62m X 2.41m)
UPVC window to rear, single radiator.



Bathroom
Bath with overhead electric shower, pedestal basin, low level WC, double radiator, UPVC window to rear.



Externally
A paved garden to the front with wall enclosure.
A easily maintained paved garden to rear with brick storage and gated access to side.



Important Notice
Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect. Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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All descriptions, dimensions, references to conditions and necessary permissions for use and occupation

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Tenure

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

Viewing

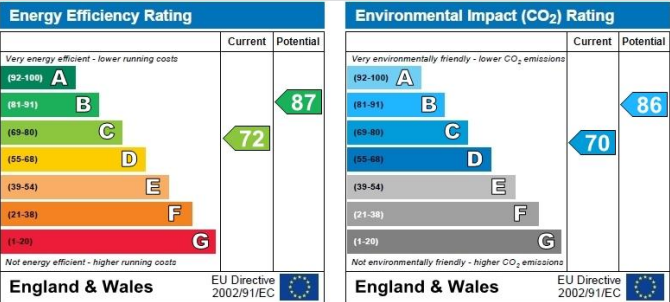
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

Opening Hours

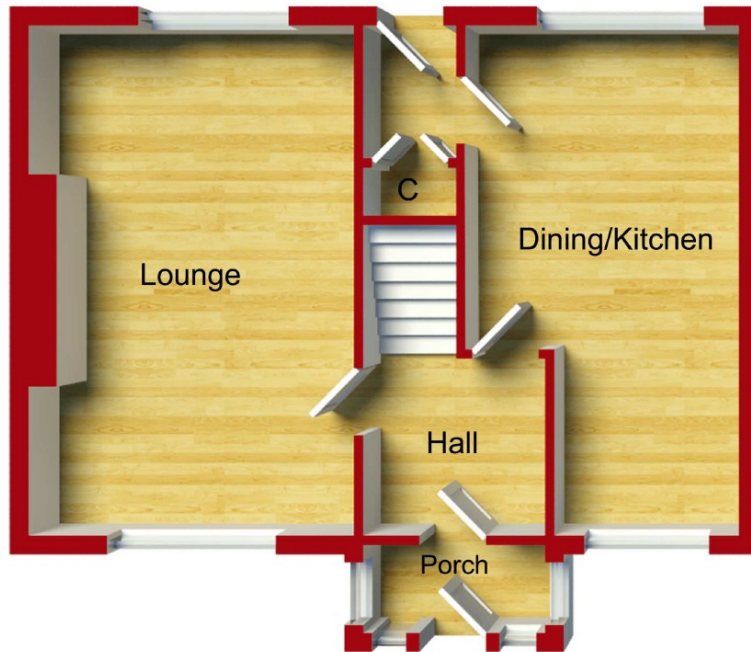
Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

Ombudsman

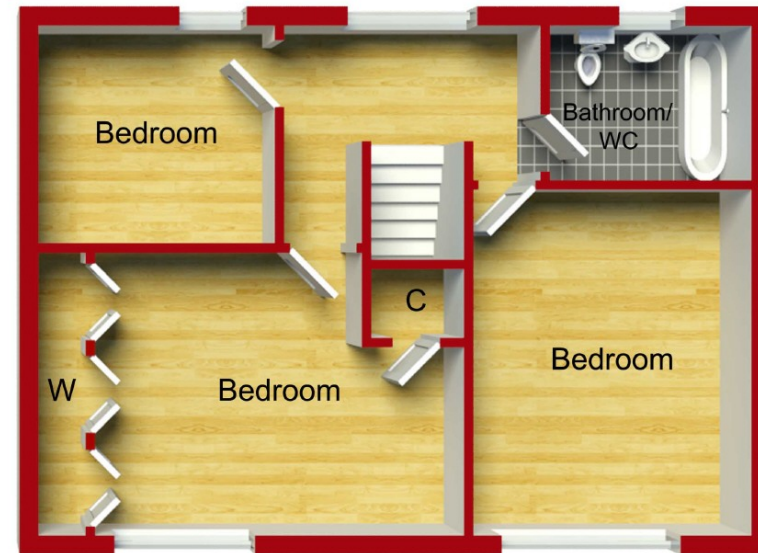
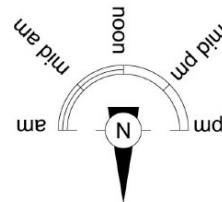
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Visit or call 0191 510 3323



Ground Floor
Approximate Floor Area
(41.87 sq.m)



First Floor
Approximate Floor Area
(40.26 sq.m)

15 Aldwych Road

Disclaimer

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.