



**Peter Heron**

Residential Sales & Lettings



ANTHONY ROAD, FARRINGTON, SUNDERLAND

£87,500







Located in the well established and popular area of Farringdon, this superb, three bedroomed mid link property offers a wonderful living space. Arranged over two floors the internal accommodation comprises:- entrance hall, open plan style lounge/dining room, and kitchen. There are three bedrooms and a family bathroom to the first floor. Externally there is a block paved garden to front providing off street parking and a lawned garden to the rear with brick storage. Conveniently located for easy access to schools, shops, the A19, A690, Doxford International Business Park, Nissan and Sunderland City Centre. Benefitting from UPVC glazing and gas central heating, immediate internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

**Entrance**  
UPVC glazed door to front into hallway, laminate flooring, single radiator, under stair storage cupboard. Stairs to first floor landing.



**Lounge/Dining Room 13'8" X 10'11" (4.17m X 3.33m)**  
Open plan lounge/dining room, UPVC bow window to front, single radiator, alcoves, feature fireplace with gas coal effect fire.



**Dining Area 8'8" X 8'11" (2.64m X 2.72m)**  
UPVC sliding patio doors to rear garden.



**Kitchen 7'11" X 7'7" (2.41m X 2.31m)**

UPVC window to rear, 'Shaker style' fitted kitchen floor and wall units with co-ordinating worktops. Tiled splash backs integrated fridge/freezer plumbing for automatic washing machine, stainless steel sink unit/mixer tap. Built-in gas hob/double oven. Extractor fan.



Stairs To First Floor Landing

**Bedroom 1 14'0" X 9'3" (4.27m X 2.82m)**

UPVC window to front, single radiator.



**Bedroom 2 9'3" X 8'8" (2.82m X 2.64m)**

UPVC window to rear, single radiator, laminate flooring.



**Bedroom 3**

UPVC window to front, single radiator, built-in storage cupboard.



**Bathroom**

Pedestal basin, bath with overhead shower, single radiator, UPVC window to rear. Neutral tiling.



**Separate WC**

Low level WC, UPVC window to rear, neutral tiling.



**Externally**

A block paved garden to the front providing off street parking. There is a lawned garden to the rear with brick storage.



**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.

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All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should

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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**

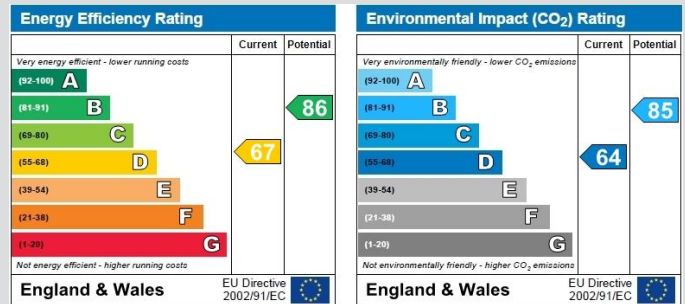
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

**Opening Hours**

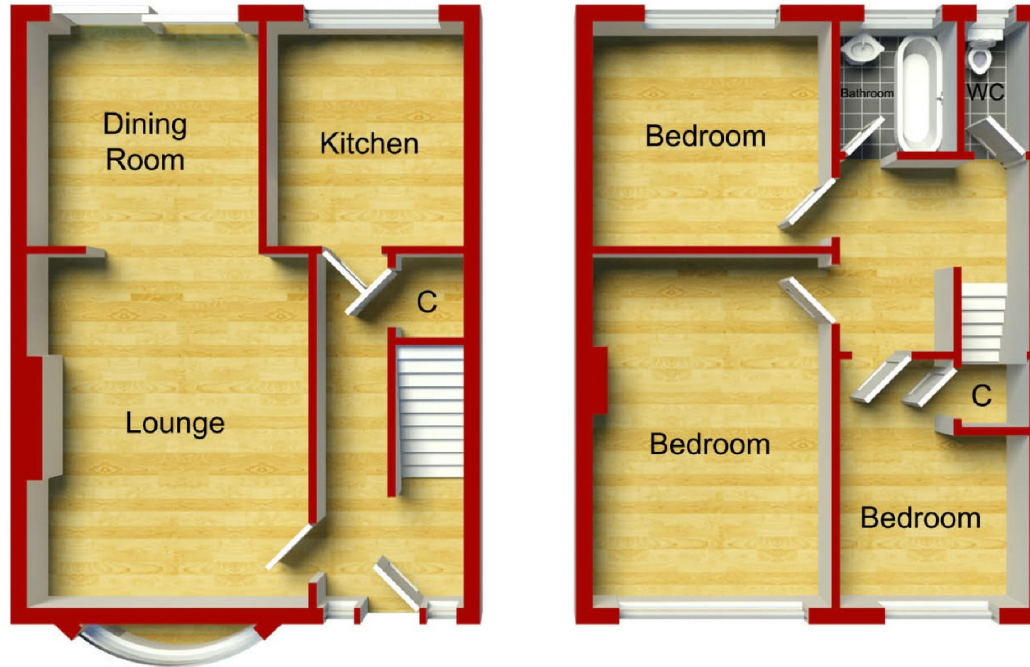
Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

**Ombudsman**

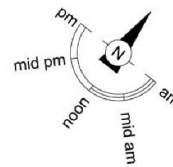
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit or call 0191 510 3323



Ground Floor  
Approximate Floor Area  
(36.41 sq.m)



First Floor  
Approximate Floor Area  
(36.41 sq.m)

## 9 Anthony 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.