



Offers Over £90,000

Abercorn Road, Farringdon, SR3 3LE

****IDEAL FOR FIRST TIME BUYERS****

This immaculately presented and extremely well appointed 2 bedroom semi detached home ideally suits a first time buyer or small family.

Abercorn Road is located on the popular Farringdon housing estate which lies within easy reach of a range of schools, shops, whilst also being within a few minutes drive from the Doxford International Business Park and the A690/A19 regional road networks,

Internally the spacious accommodation comprises; reception hall, lounge open through to the kitchen dining room, at first floor there are 2 double bedrooms and house bathroom.

Externally there gardens to front and rear with decked patio area.

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Hall

Staircase to first floor

Lounge

11'10" x 10'5" (3.61m x 3.18m)



opening through to dining room.

Dining Area

8'10" x 8'9" (2.69m x 2.67m)



French doors to gardens, fitted box seat, open through to kitchen.



Kitchen

8'10" x 9'1" (2.69m x 2.77m)



Fully fitted kitchen comprising of a range of base & eye level units, contrasting high gloss work surface with breakfasting bar, built in cooker, hob, extractor hood, stainless steel sink & drainer, plumbing for appliances.

First Floor

Landing

Bathroom



Recently appointed luxury family bathroom, comprising; panel bath with glass screen and waterfall style shower over, vanity wash hand basin, low level wc, contemporary floor and wall tiling.

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Bedroom

14'9" x 10'2" (4.50m x 3.11m)



Fitted wardrobes and large over stair storage cupboard.

Bedroom

11'2" x 9'0" (3.41m x 2.76m)



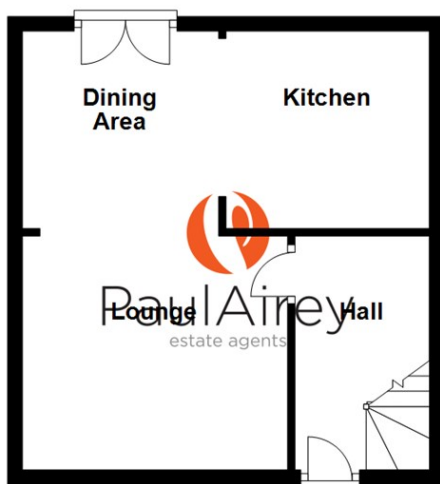
Externally



Externally there is a small front forecourt together with a landscaped rear garden which comprise; lawns, patio and decked seating areas, together with outbuilding.

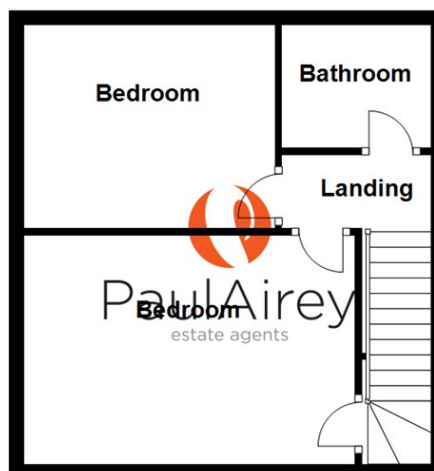
Ground Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



Total area: approx. 66.1 sq. metres (711.3 sq. feet)

Disclosure - This floor plan cannot be relied upon for measuring of any fixtures and fittings and is for illustration purposes only.
Plan produced using PlanUp.

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		