

Avonmouth Square  
Farringdon  
Sunderland  
SR3 3JB



# Avonmouth Square

£95,000

## INTRODUCTION

WELL PRESENTED 2 DOUBLE BED SEMI - RENTAL COMPLIANT WITH GAS/ELECTRICAL CERT - NO CHAIN - POPULAR LOCATION - AFFORDABLY PRICED HOME - POTENTIAL BUY TO LET OPPORTUNITY ...

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing, radiator. Door leading off to lounge.

## LOUNGE

Carpet flooring, radiator, front facing white uPVC double-glazed bow window. Door leading off to dining kitchen.

## DINING KITCHEN

Running the full width of the property to the rear, laminate tile effect flooring, rear facing white uPVC single-glazed window, radiator. Fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces, integrated electric oven, 4 ring gas hob, stainless steel sink with single drainer and bowl and matching Monobloc tap, built in cupboard housing combi boiler, white uPVC double-glazed door leading out to rear. Space at the end of the kitchen for a small dining table and chairs or fridge/freezer.

## FIRST FLOOR LANDING

Loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

## BATHROOM

Laminate tile effect flooring, radiator, white bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, chrome taps with shower over fed from the main combi boiler system. The walls are finished in ceramic tile and rear facing white uPVC double-glazed window with privacy glass.

## BEDROOM 1

Very generous double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing some storage and hanging space.

## BEDROOM 2

Also a double bed or albeit it is smaller than the front bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over the garden and neighbouring gardens.

## EXTERNALLY

Garden and potential driveway (the kerb has not been dropped) access down the side to the rear.

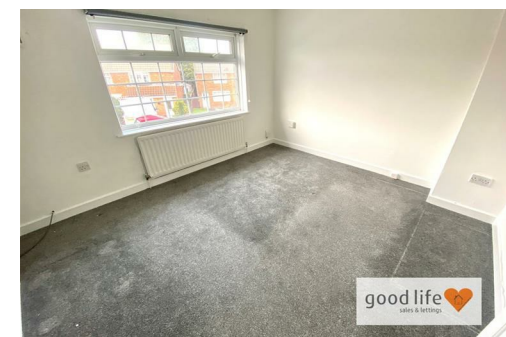
Crazy paved patio extended immediately to the rear of the property and steps leading to a second level where there is mostly lawn with some shrubs along the boundary fences creating a good degree of privacy.

## GENERAL

The property is well presented and was let out in recent years and is rental compliance with electric certificates and gas certificates.

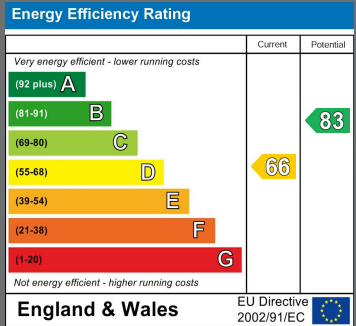
The current rental rate is approx. £700-£750 pcm.

The property is in a very popular area located within a pleasant street.



Local Authority  
Sunderland

Council Tax Band  
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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