

Aintree Road  
Farringdon  
Sunderland  
SR3 3DH



# Aintree Road

£118,995

## INTRODUCTION

3 DOUBLE BED MID LINK - VERY WELL PRESENTED - GREAT LOCATION - GENEROUS REAR GARDEN PLOT - MODERNISED WITH SUPERB KITCHEN - AMPLE ON STREET PARKING - GREAT FAMILY HOME ...

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Tiled flooring, large double radiator, new glass staircase with balustrade and hand rail, carpeted stairs to first floor landing, understairs cupboard. Door leading off to lounge, door leading off to breakfasting kitchen.

## LOUNGE

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bow window. Feature fire surround in a quartz finish with matching hearth and back and built in electric fire. This is a lovely size spacious lounge.

## BREAKFASTING KITCHEN

Measurements are approx. and into bay.

Tiled flooring, 2 rear facing white uPVC double-glazed windows facing into the garden. Modern fitted kitchen with a range of wall and floor units in a light grey finish with black handles and granite style sink with single bowl single drainer and monobloc tap. Integrated electric oven, 4 ring gas hob, integrated extractor, integrated fridge/freezer, space and plumbing for a washing machine and dryer. Built in storage cupboard, breakfast bar for informal dining, recessed lights to ceiling, extractor fan, radiator. Door leading off to rear lobby.

## REAR LOBBY

Tiled flooring, white uPVC double-glazed patio doors leading out to rear garden, large built in cupboard providing additional storage.

## FIRST FLOOR LANDING

Loft hatch with ladders leading to a partially converted loft space which has been plastered and benefits from electric sockets, lighting and wooden framed double-glazed roof window, electric heating in the loft. 5 doors leading off, 3 to double bedrooms, 1 to WC and 1 to bathroom.

## BATHROOM

Tiled flooring, chrome towel heater style radiator, sink with chrome tap built into vanity unit below, white bath with chrome taps and shower over. Rear facing white uPVC double-glazed window with privacy glass, uPVC panelling to walls and ceiling and recessed lights.

## W C

Tiled flooring, chrome towel heater style radiator, white uPVC panelling to walls and ceiling, recessed lights.

## BEDROOM 1

Carpet flooring, radiator, 2 front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with a good degree of storage and hanging space and sliding doors. This is a double bedroom.

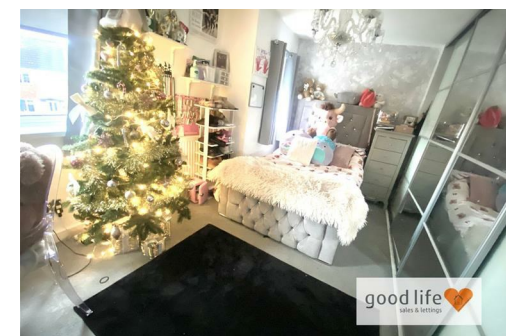
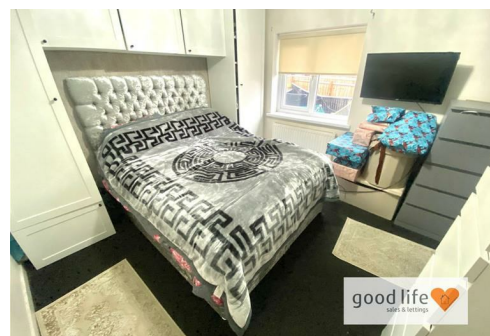
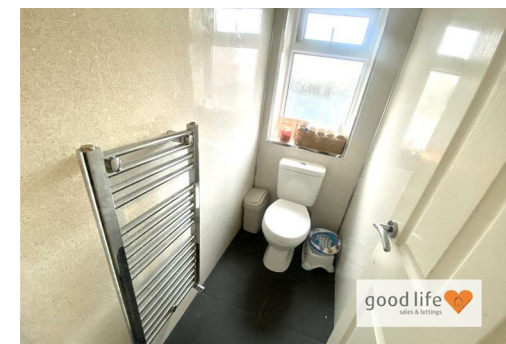
## BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes with sliding doors providing a good degree of storage and hanging space. This is also a double bedroom.

## BEDROOM 3

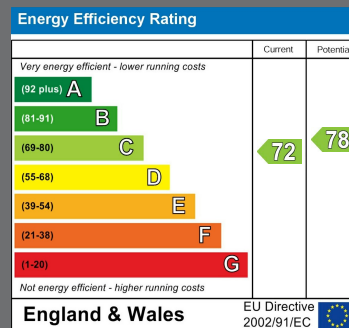
Carpet flooring, radiator, front facing 2 white uPVC double-glazed window. Built in cabin bed with storage beneath. This is also a double size bedroom.

## EXTERNALLY



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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