

Allendale Road
Farringdon
Sunderland
SR3 3DG





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Allendale Road

Offers In The Region Of £139,995

INTRODUCTION

STUNNING LARGER STYLE 3 BEDROOM HOME - BEAUTIFULLY PRESENTED THROUGHOUT - NO EXPENSE SPARED BY OWNERS- FABULOUS KITCHEN & BATHROOM - TERRIFIC HARD LANDSCAPED REAR GARDEN - VIEWS TOWARDS SILKSWORTH LAKE & SKI SLOPE TO FRONT - GREAT LOCATION SET BACK FROM ROAD - POTENTIALLY NO CHAIN IF NECESSARY ...

ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing, door leading off to dining kitchen, door leading off to lounge.

LOUNGE

17'2 x 11'4

Lovely size lounge with laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bow window and white uPVC double-glazed patio doors leading out to the rear patio and garden. Gorgeous limestone style fireplace with matching hearth and back and built in electric fire. This is a stunning room lit from both sides

DINING KITCHEN

17'1 x 9'10

Another large room operating as a dining kitchen. Rear facing white uPVC double-glazed window and front facing white uPVC double-glazed window allowing in lots of light. Stylish wood-effect laminate, radiator, stylish kitchen with a range of wall and floor units in a cream finish with laminate wood-effect work surfaces. Integrated double electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish with matching splash back, space for washing machine, integrated dishwasher, integrated fridge/freezer, quartz style sink with single bowl and drainer and monobloc tap. Door leads off to a walk in cupboard with electric consumer unit, further storage and houses the central heating boiler also there is also a white uPVC double-glazed window with privacy glass in the cupboard rear facing.

FIRST FLOOR LANDING

Rear facing white uPVC double-glazed window, loft hatch with pull down ladders and potential for some convenient storage above. 4 doors, 3 to beds and 1 to bathroom.

BATHROOM

7'6 x 7'1

Beautiful bathroom. Stylish tiling to walls and floor including tasteful use of textured tiles on the feature wall continuing as a border in the rest of the bathroom. Freestanding bath with floor mounted chrome tap, toilet with concealed cistern and push button flush, separate quadrant corner shower with shower fed main hot water system, sink with chrome tap and vanity unit below. Chrome towel heater radiator adds a finishing touch, rear facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling. This is a stunning bathroom by any standard.

BEDROOM 1

12'5 x 9'1

Double bedroom. Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with some views towards Silkworth Lake and playing fields. Fitted wardrobes to 1 wall with matching drawers and built in cupboard additional storage.

BEDROOM 2

9'9 x 9'1

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with lovely views towards Silkworth Lake playing fields and ski slope. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is also a double bedroom.

BEDROOM 3

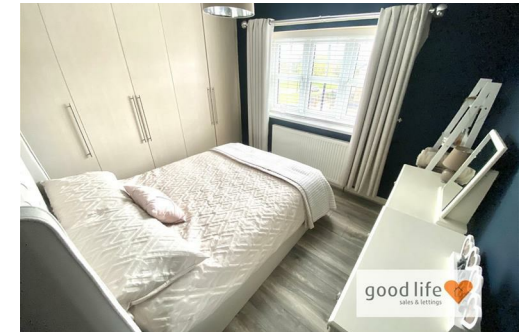
8'8 x 7'10

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This room is also large enough to accommodate a double bed but would be classed as a large single bedroom

EXTERNALLY


Ample on street parking to the front. The property is set back from Allendale Road occupying a lovely elevated site with artificial lawn front garden and block paved pathway leading to modern GRP double-glazed door.

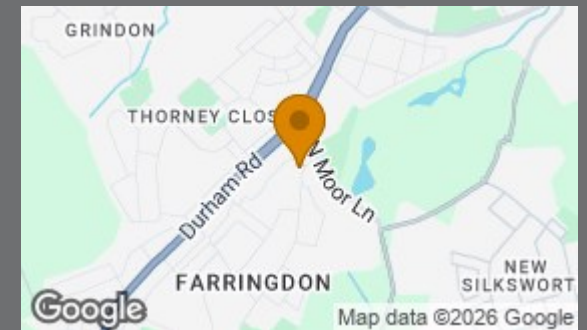
Immaculately presented landscaped rear garden with quality paved decked area, large expansive artificial lawn and stylish raised borders using slate style tiles for a fabulous finishing touch. Access down the side to the front and external brick store also providing useful additional storage.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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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