



Archer Road, Farringdon, SR3

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Archer Road, Farringdon, SR3

Offers In The Region Of £125,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * SEMI DETACHED * 3 BEDROOM * FREEHOLD * COUNCIL TAX BAND A * EPC RATING C * GARDEN * SR3 *

This neutrally decorated three-bedroom semi-detached house is for sale in a popular residential area of Sunderland, offering a practical layout and access to local amenities, schools and green spaces.

On the ground floor, there are two reception rooms: a living room with large windows, fireplace and garden view, and a dining room also enjoying a pleasant outlook over the garden. The practical kitchen provides direct access to the rear garden, making it convenient for everyday family life and entertaining.

Upstairs, the master bedroom features wood flooring, alongside a further double bedroom and a single bedroom. The fully tiled bathroom includes a bath with shower.

Outside, the rear garden offers a mix of partial decking, grass and paving, along with an outbuilding that provides useful additional storage or hobby space. The garden and outdoor layout will appeal to families and those who enjoy spending time outside.

The property is well placed for local schools in the Sunderland area, as well as everyday shopping and services found on nearby local high streets and retail areas. There are several parks and green spaces within easy reach, offering play areas, walking routes and open space, making this home a ideal choice for first time buyers, families and investors alike.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

77.7 m²

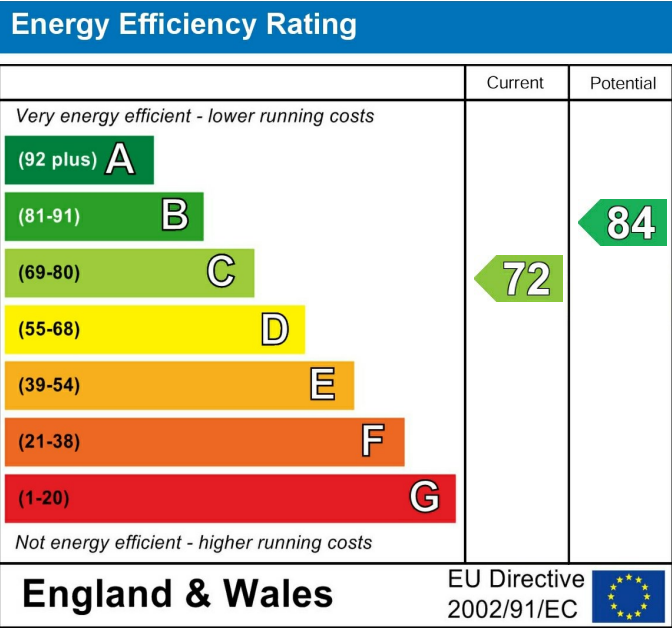
836 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

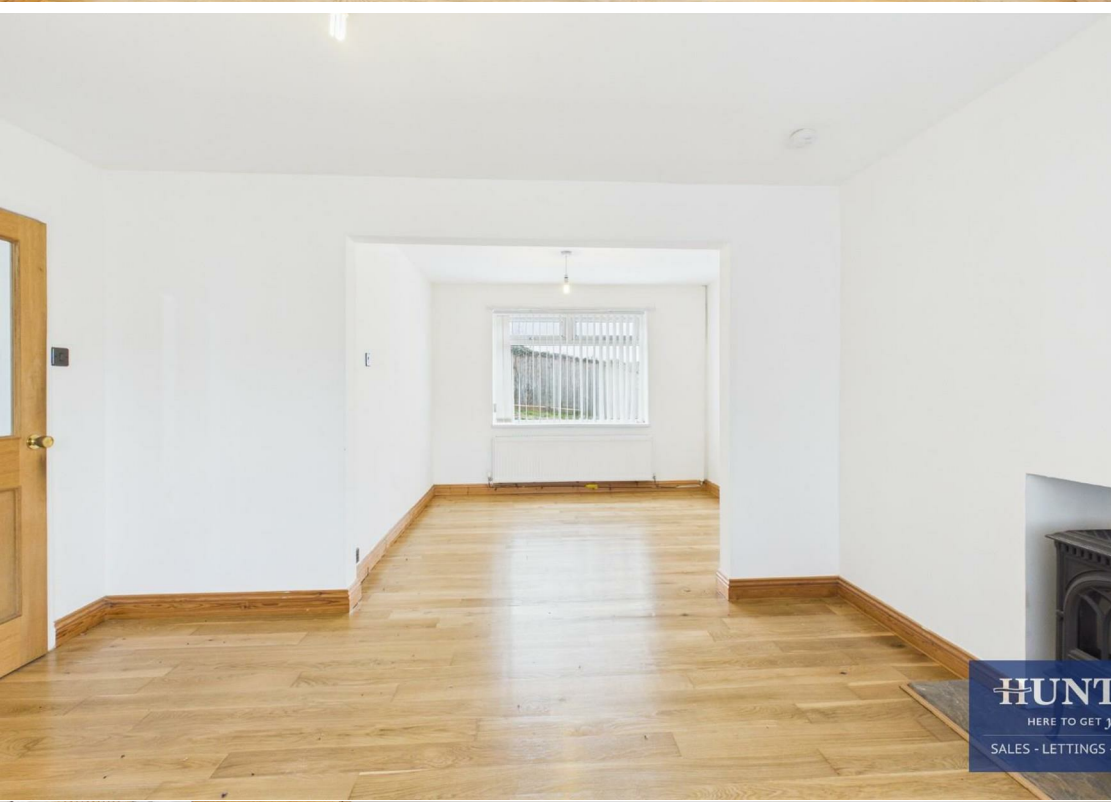
GIRAFFE360

- Entry**
9'11" x 4'3"
- Hallway**
6'1" x 9'2"
- Living Room**
13'1" x 10'7"
- Dining Room**
10'3" x 9'3"
- Kitchen**
9'11" x 9'2"
- Landing**
6'3" x 7'2"
- Bedroom 1**
12'11" x 9'11"
- Bedroom 2**
10'4" x 10'3"
- Bedroom 3**
6'10" x 7'3"
- Bathroom**
7'6" x 5'5"

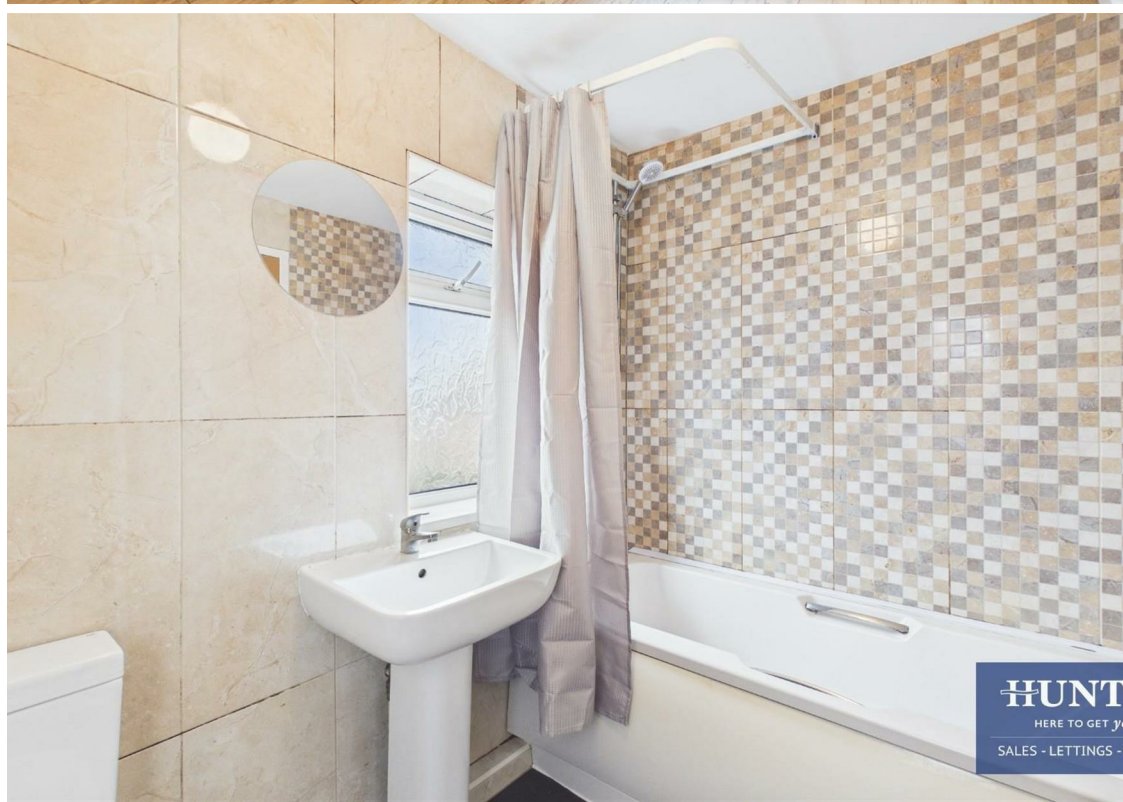


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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