



Abercorn Road, Farringdon, SR3

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# Abercorn Road, Farringdon, SR3

## Offers In The Region Of £155,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 3 BEDROOM \* FARRINGDON \* SEMI DETACHED \* FREEHOLD \* LARGE GARDEN \* COUNCIL TAX BAND A \* EPC RATING D \*

This lovely three-bedroom semi-detached house is offered for sale in a well-regarded residential area of Sunderland, providing a practical layout and access to nearby schools, local amenities and green spaces.

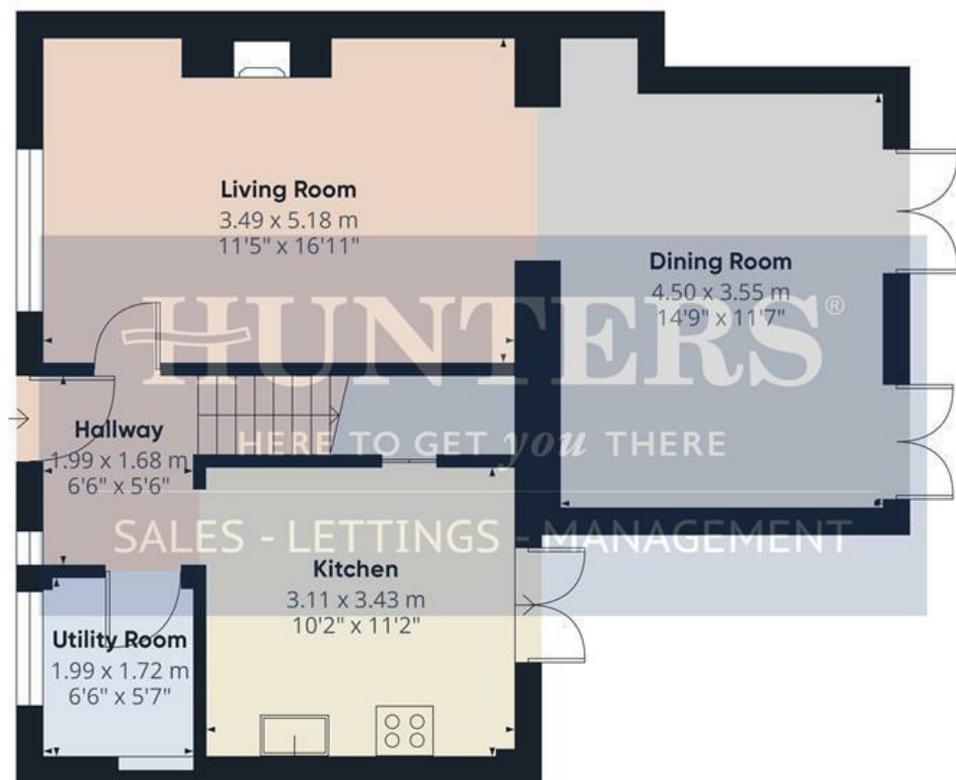
The ground floor features two reception rooms: a living room with large windows and a fireplace, creating a bright central space, and a separate dining room with twin French doors opening directly onto the garden. The modern kitchen includes built-in storage, wood flooring, a vertical radiator and views over the rear garden, with direct access outside. A useful utility room adds further practicality.

Upstairs, the accommodation comprises a master bedroom with built-in wardrobes, a further double bedroom and a single bedroom. The fully tiled bathroom is fitted with a modern suite and a heated towel rail.

Externally, the property offers a large, well-maintained rear garden with paving, ideal for outdoor use, and a generous front driveway providing off-street parking. The house is light and airy and is tastefully decorated throughout.

The location provides access to local schools suitable for families, everyday shopping facilities and local parks and green spaces for walking and recreation.

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

92.4 m<sup>2</sup>  
 996 ft<sup>2</sup>

(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



**Hallway**

6'6" x 5'6"

**Living Room**

11'5" x 16'11"

**Dining Room**

14'9" x 11'7"

**Kitchen**

10'2" x 11'3"

**Utility Room**

6'6" x 5'7"

**Landing**

8'9" x 5'11"

**Bedroom 1**

11'8" x 8'10"

**Bedroom 2**

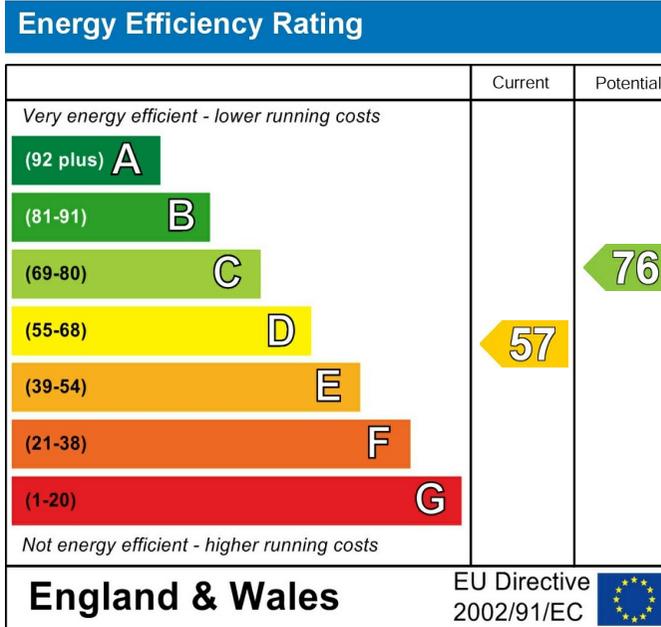
10'5" x 9'4"

**Bedroom 3**

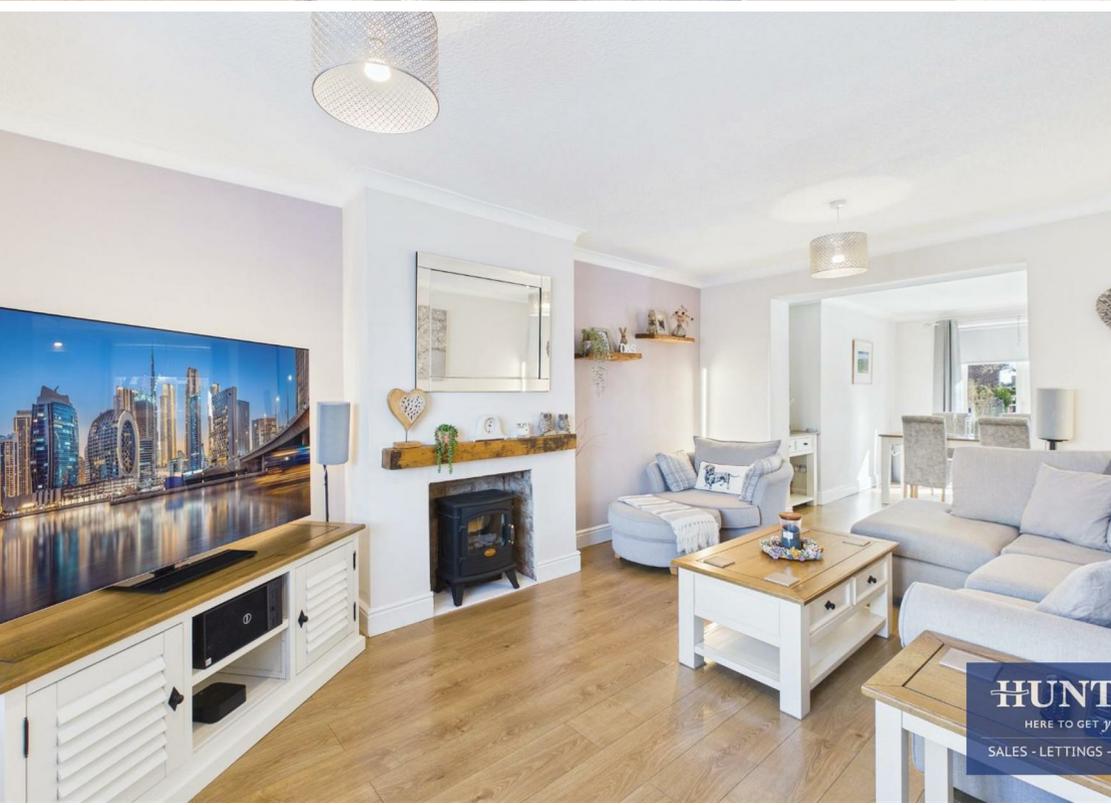
8'9" x 8'0"

**Bathroom**

7'3" x 7'6"



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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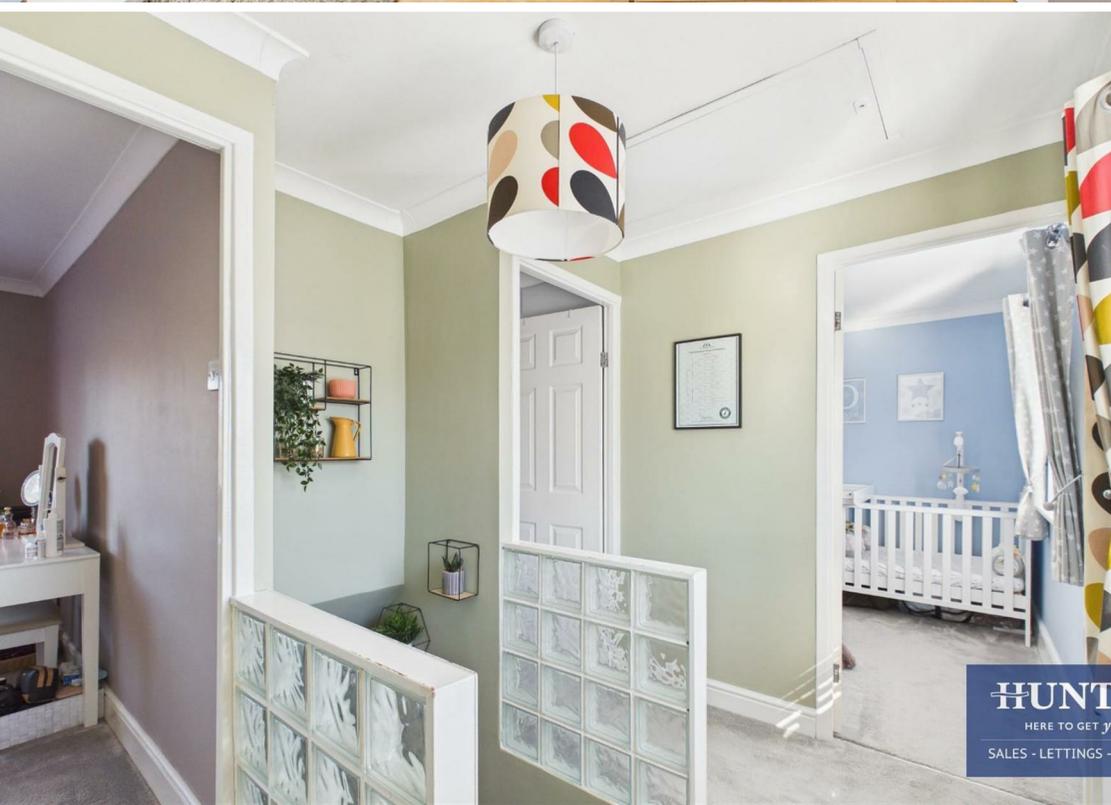
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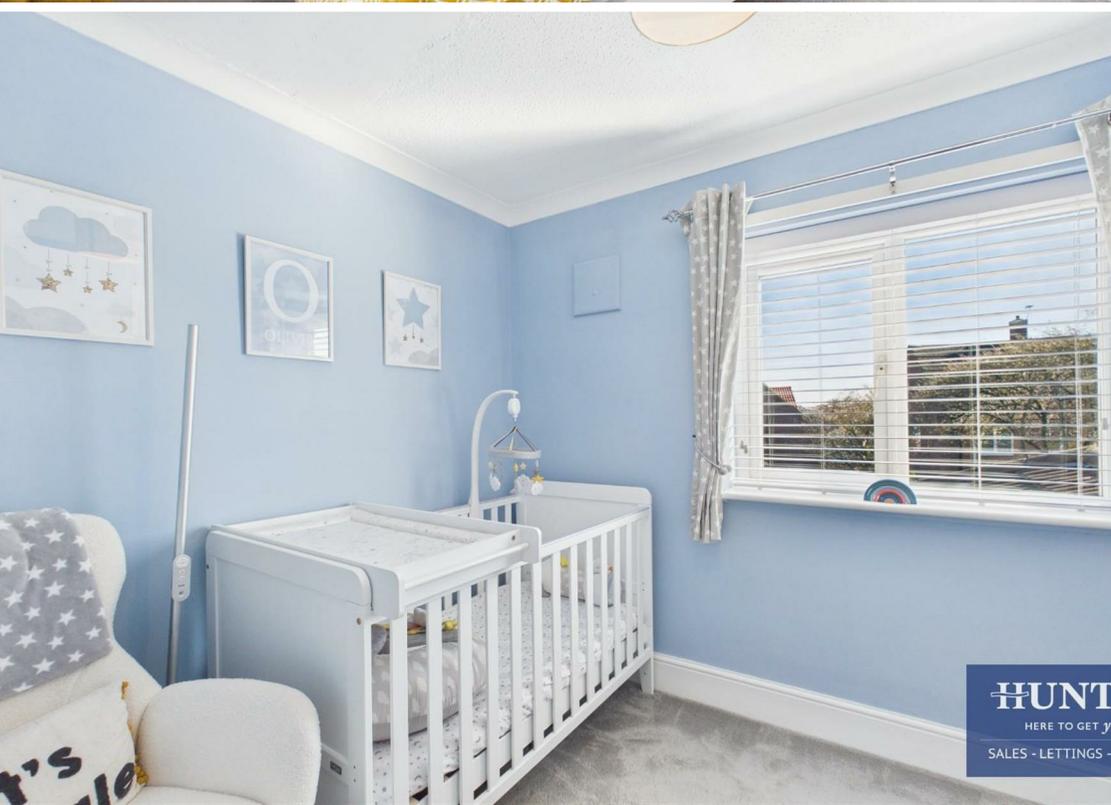
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