



Hall Farm Road, Hall Farm, Sunderland

Offers in the Region Of £139,995

GREAT LOCATION ON HALL FARM ROAD WITH LOVELY ASPECT TO FRONT SET BACK FROM ROAD

WELL PRESENTED & UPDATED

LOVELY KITCHEN & BATHROOM

3 DOUBLE BEDROOMS

EPC (to follow)

BATHROOM WITH BATH & SEPARATE SHOWER

GREAT LOCATION ON HALL FARM ROAD WITH LOVELY ASPECT TO FRONT SET BACK FROM ROAD - 3 DOUBLE BEDROOMS - WELL PRESENTED & UPDATED - LOVELY KITCHEN & BATHROOM - BATHROOM WITH BATH & SEPARATE SHOWER - DINING KITCHEN WITH DOORS TO REAR OPENING ONTO GARDEN - GENEROUS GARDEN PLOT TO FRONT & REAR - AMPLE ON STREET PARKING TO FRONT & REAR... Good Life Homes are delighted to bring to the market a great opportunity to acquire a lovely 3 double bedroom well presented home on Hall Farm enjoying an attractive green outlook to the front set back from the road with generous gardens to front and rear. Internally, the property is very well presented and updated with lovely dining kitchen and bathroom and generous lounge stretching front to back. Ready to move into, viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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ACCOMMODATION

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Tiled flooring, built-in cupboard providing storage, open plan doorway to kitchen/dining room.

KITCHEN/DINING ROOM 18' 3" x 11' 7" (5.56m x 3.53m)

Measurements taken at the widest points. Lovely spacious family area with well presented fitted kitchen in a white high gloss finish with laminate wood-effect surfaces, integrated electric oven, integrated microwave, 5 ring integrated gas hob with stainless steel extractor chimney, ceramic sink with bowl and half, single drainer and matching Monobloc tap, integrated fridge/freezer, integrated washing machine. Front facing white uPVC double-glazed bow window with lovely views, white uPVC double-glazed doors leading out to the garden, large flat panel radiator providing heat to the space. Modern plan open staircase and chrome spindles, recessed lights to the ceiling. Ample space within the kitchen/dining room to have a 6 seater dining table and chairs as can be seen from the photos. Please note, the kitchen/dining room also benefits from under floor electric heating controlled via thermostat.

LOUNGE 17' 8" x 11' 4" (5.38m x 3.45m)

Measurements taken at widest points. Natural wood oak flooring, radiator to the front and rear, white uPVC double-glazed bow window also to the front and rear with pleasant views. Wall mounted log-effect gas fire, recessed lights to ceiling.

FIRST FLOOR LANDING

Built-in cupboard housing modern Combi boiler, doors leading off to WC, bathroom and 3 more doors leading off to bedrooms.

WC 5' 9" x 2' 8" (1.75m x 0.81m)

Laminate wood-effect flooring, front facing white uPVC double-glazed window with privacy glass. Toilet with concealed cistern and push button flush. UPVC cladding to walls and ceiling.

BEDROOM 1 9' 7" x 9' 6" (2.92m x 2.89m)

Laminate wood-effect flooring, rear facing white uPVC double-glazed window, radiator. Fitted wardrobes 1 wall providing a good degree of storage and hanging space with sliding doors.

BEDROOM 3 8' 8" x 7' 10" (2.64m x 2.39m)



Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window with pleasant views. Whilst this is the smallest room it would accommodate a double bed.

BATHROOM 8' 8" x 5' 5" (2.64m x 1.65m)

Lovely bathroom with tiled flooring, white bathroom suite comprising; sink built into storage unit and chrome tap, bath with panel and chrome tap, large quadrant shower cubicle with sliding glass doors and shower fed from the main hot water system. Front facing white uPVC double-glazed window with privacy glass. Chrome designer style towel heater style radiator. The walls are finished in a tasteful ceramic tile with uPVC cladding to the ceiling. Extractor fan.

BEDROOM 2 9' 5" x 8' 8" (2.87m x 2.64m)

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window. Built-in wardrobe with a good degree of storage and hanging space. This is also a double bedroom.

EXTERNALLY

Very well maintained front garden plot with the property having a particularly nice aspect set back from the Hall Farm Road with leafy green views. The property benefits from a generous rear garden plot with extensive paved patio area, large area laid to lawn and large garden shed providing useful additional storage. pedestrian gated access to the rear which leads out onto a pedestrian only access and green areas perfect for children and families.





