



Fairgreen Close, Hall Farm, Sunderland

£139,995

RARE LARGER STYLE 4 BEDROOM HOME ON HALL FARM

CLOSE TO GREAT SCHOOLS & AMENITIES

PRICED TO SELL AND BELOW TRUE MARKET VALUE

EPC RATING D

UP TO DATE GAS & ELECTRICAL CERTIFICATES

UPVC DOUBLE GLAZING

RARE LARGER STYLE 4 BEDROOM HOME ON HALL FARM - CLOSE TO GREAT SCHOOLS & AMENITIES - PRICED TO SELL AND BELOW TRUE MARKET VALUE - UP TO DATE GAS & ELECTRICAL CERTIFICATES - UPVC DOUBLE GLAZING - AN INCREDIBLE OPPORTUNITY FOR SOMEONE LOOKING FOR A LOWER COST 4 BEDROOM FAMILY HOME - VIEWINGS ACCOMPANIED BY GOOD LIFE ... Good Life Homes are delighted to bring to the market a terrific opportunity to acquire a larger style 4 bedroom family home on popular Hall Farm Close to great schools and amenities with the Doxford Park Shopping Centre, Morrisons, Aldi - all on your doorstep. Also, minutes from Doxford International Business Park and the A19/A690 - this is now the most popular part of Sunderland for new buyers! Offered at an exceptionally attractive price, this spacious home briefly comprises; large kitchen/dining room on the ground floor, WC, lounge, separate utility/rear porch. On the first floor there are 4 good size bedrooms and a bathroom. Externally to the front the property sits within a pleasant pedestrian green area perfect if you have children. To the rear is a small private garden. Parking is on street just to the rear. Viewings can be arranged 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 that you'll pay nothing 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

HALL

Entrance via uPVC double-glazed door, cupboard, French doors leading to lounge, stairs to the first floor, double-glazed, uPVC double-glazed window with privacy glass, single radiator, door to dining room.

DINING ROOM OPEN PLAN TO THE KITCHEN 21' 8" x 9' 8" (6.6m x 2.95m)

Rear facing bow window, single radiator, good range of wall and floor units in maple/light oak, double oven housing, 4 ring gas hob, electric extractor fan, partially tiled, single radiator, built-in dishwasher, stainless steel single bowl sink, kitchen/diner area are full length of property, door to hallway, laminate flooring, uPVC double-glazed window.

HALL

Door to utility room, large under stairs cupboard

LOUNGE 17' 2" x 10' 4" (5.23m x 3.15m)

Feature fireplace, marble hearth and back, wood surround, laminate flooring, double radiator, large uPVC double-glazed patio doors.

UTILITY ROOM 8' 7" x 5' 5" (2.62m x 1.65m)

Laminate flooring, wall units, single-glazed uPVC window, uPVC door with privacy glass leading to the rear, plumbed for automatic washing machine and dryer.

CLOAKROOM 6' 6" x 2' 7" (1.98m x 0.79m)

Toilet with low level cistern, wall mounted hand basin, slate-effect laminate flooring, partially tiled to the walls, wood framed single-glazed window with privacy glass.

LANDING

Single radiator, 6 doors leadings off, 4 bedrooms, bathroom, cupboard.

MASTER BEDROOM 11' 9" x 10' 7" (3.58m x 3.23m)

Front facing uPVC double-glazed window, built-in robes, built-in unit, built-in wall of vanity drawers, dressing area, single radiator.

BEDROOM 2 11' 10" x 9' 8" (3.61m x 2.95m)

Built-in cupboard, single radiator, uPVC double-glazed window.



BEDROOM 3 9' 11" x 9' 7" (3.02m x 2.92m)

At longest point. L-shaped, rear facing uPVC double-glazed window, single radiator, carpet flooring.

BEDROOM 4 10' 4" x 6' 10" (3.15m x 2.08m)

Front facing uPVC double-glazed window, single radiator.

BATHROOM 6' 4" x 5' 5" (1.93m x 1.65m)

White suite, low level WC, pedestal hand basin, wood-effect plastic panel bath, shower head on tap, single radiator, partially tiled, laminate grey tile-effect, uPVC double-glazed window with privacy glass.

GARDEN

To the front there is a no through road - pedestrian only. To the rear there is off road parking, a patio area, laid to lawn area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		B4
(69-80)	C		
(55-68)	D	D4	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			