

Fairgreen Close
Hall Farm
Sunderland
SR3 2UA



Fairgreen Close

£145,000

INTRODUCTION

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 ...

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

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

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

UTILITY ROOM

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

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

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

BEDROOM 2

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

BEDROOM 3

At longest point.

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

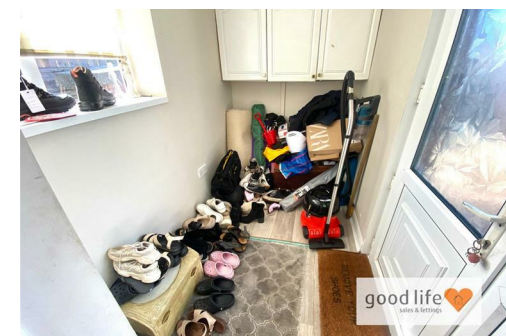
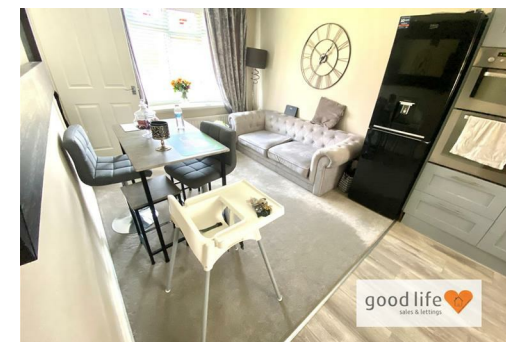
BEDROOM 4

Front facing uPVC double-glazed window, single radiator.

BATHROOM

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



Local Authority

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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