

Hoyle Fold
Hall Farm
Sunderland
SR3 2TT



Hoyle Fold

£1,000 PCM

INTRODUCTION

AVAILABLE NOW TO LET UNFURNISHED; FOUR BEDROOM DETACHED HOME ON THIS SOUGHT AFTER DEVELOPMENT OFFERING A RARE OPPORTUNITY.

ENTRANCE HALL

Natural wood flooring, single convector radiator, carpeted stairs to first floor landing, doors leading off to lounge, kitchen, downstairs WC.

DOWNSTAIRS WC

Natural wood flooring, single convector radiator, front facing white uPVC double glazed window with privacy glass, white toilet with low level cistern, white sink with single pedestal and chrome taps.

LOUNGE THROUGH DINING ROOM

Carpet flooring, 2 double convector radiators, front facing white uPVC double glazed window rear facing, white uPVC double glazed sliding patio doors leading out on to a paved patio area. The lounge and dining room are very well proportioned with sufficient space for lounge suite at the front and a dining room suite at the rear, door leading off to kitchen.

KITCHEN

Ceramic tile flooring, double convector radiator, white uPVC double glazed window with views over rear patio and garden. Range of wall and floor units in a white finish with contrasting laminate work surface. Integrated electric oven, 4 ring gas hob, stainless steel sink with bowl and a half, single drainer and matching mono-bloc tap. Door leading off to dining room and utility room.

UTILITY ROOM

Single convector radiator, white uPVC double glazed door leading to rear garden, internal door with lock leading to garage. Range of wall and floor units in a white/grey finish with contrasting laminate work surface. Stainless steel sink with single bowl, single drainer and matching taps. Wall mounted combi boiler.

GARAGE

Concrete flooring, electric remote control roller shutter garage door, wall mounted consumer unit for the electrics, electric sockets.

EXTERNALLY

The property has block driveway suitable for parking at least 1 vehicle with remote control roller shutter garage door.

The property benefits from a very generous raised paved patio area with three steps leading down to a lawn with raised borders and perimeter fencing providing a degree of privacy, to one side there is a conifer hedge. Garden shed providing some storage.

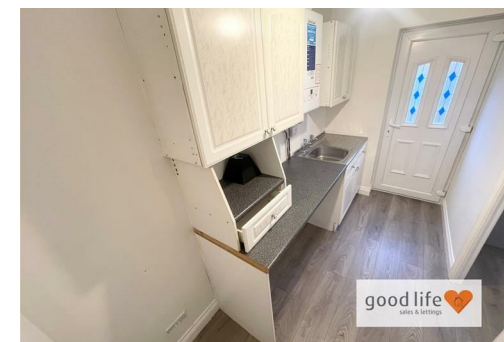
FIRST FLOOR LANDING

Loft hatch, 5 doors leading, 4 to bedrooms and 1 to bathroom. Built in cupboard providing shelving and storage space.

BEDROOM 1

Measurements taken at widest points and do not include the depth of fitted wardrobes.

Laminate wood effect flooring, single convector radiator, front facing white uPVC double glazed window with pleasant views. Fitted bedroom furniture comprising of; wardrobe and built in drawer/display unit either side of the bed, additional dressing table with drawers either side. Door leading off to en suite.



Local Authority
Sunderland

Council Tax Band
D

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



Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

Good Life Homes - Lettings

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



good life 
sales & lettings