

Fairgreen Close
Hall farm
Sunderland
SR3 2UA



Fairgreen Close

£175,000

INTRODUCTION

BEAUTIFULLY PRESENTED THROUGHOUT - RARE MUCH LARGER SEMI DETACHED HOME - 4 BEDROOMS - STUNNING LARGE FAMILY BATHROOM - STYLISH DINING KITCHEN - DOWNSTAIRS WC - LOUNGE PLUS SEPARATE FAMILY ROOM ...

FAMILY ROOM

Entrance via GRP double-glazed door. Laminate wood-effect flooring, vertical designer style radiator, front facing white uPVC double-glazed window, front facing uPVC double-glazed leaded window with privacy glass, large built-in cupboard providing additional storage, carpeted stairs to first floor landing, double-glazed sliding doors leading into lounge, door leading into the kitchen/dining room. Feature panelled wall for a lovely stylish effect. This is a great additional room which simply does not exist in the smaller sized properties on Hall Farm.

DINING KITCHEN

An absolutely superb room with laminate wood-effect flooring throughout, front facing white uPVC double-glazed bow window with pleasant views, rear facing white uPVC double-glazed window with views over the garden. This is a stunning larger than standard space and has a beautiful kitchen in a soft white finish with laminate wood-effect work surface. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, 2 radiators providing heat to the space. Integrated electric oven, 4 ring gas hob with feature extractor chimney, space for washing machine, space for dryer, space for American style fridge/freezer. Ample space for a family size table and chairs. Large built-in larder cupboard, open plan door leading to rear hallway.

REAR HALLWAY

Laminate wood-effect flooring, white uPVC double-glazed door leading to rear courtyard, under stairs cupboard providing more storage, door leading off to WC, door leading off to lounge.

W C

Laminate wood-effect flooring, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps. Stylish tiling to the walls.

LOUNGE

Lovely spacious lounge with carpet flooring, radiator, beautiful limestone style fireplace with matching hearth and back and built-in coal-effect gas fire, large white uPVC double-glazed window overlooking rear garden, double-glazed sliding doors leading out to family room. Feature panelling to the walls for lovely effect.

FIRST FLOOR LANDING

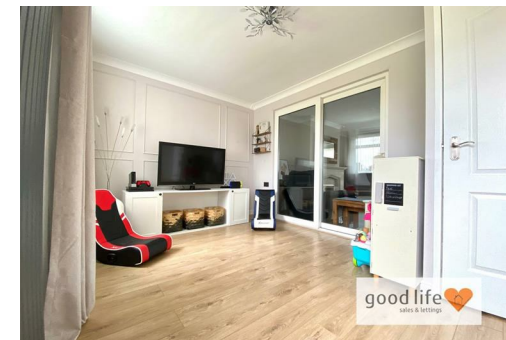
Carpet flooring, built-in cupboard, 5 doors leading off, 4 to bedrooms and 1 to bathroom.

BATHROOM

A stunning family bathroom with LVT style flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, walk-in double shower cubicle with curved glass screen and shower fed from the main Combi boiler system comprising; fixed overhead shower and separate handheld shower. White sink with single pedestal and chrome tap, separate bath with chrome taps and showerhead attachment. The tiling choices are very stylish with textured tiles forming feature walls and also within the shower itself. This room was formally a bedroom and the current owners switched it across to create a large luxurious beautifully appointed family bathroom.

BEDROOM 4

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a single bedroom.



Local Authority

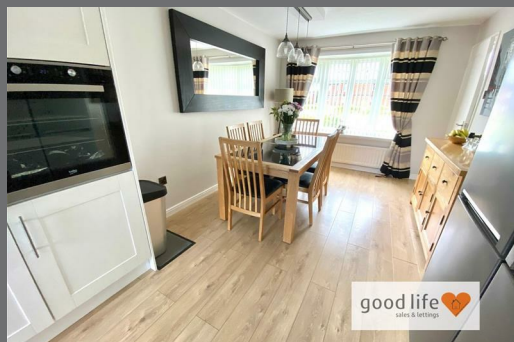
Council Tax Band

B

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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

good life 
sales & lettings