

Foxlair Close
Hall Farm
Sunderland
SR3 2XD



Foxlair Close

£129,995

INTRODUCTION

3 DOUBLE BED END LINK - GOOD LOCATION ON EDGE OF HALL FARM

- SPACIOUS LOUNGE WITH DOORS OUT TO REAR GARDEN - GENEROUS KITCHEN/DINING ROOM - BATHROOM WITH SEPARATE BATH AND SHOWER - NO CHAIN - AMPLE ON STREET PARKING TO REAR

ENTRANCE HALL

Tiled flooring, built in cupboard, partially-glazed door leading off to dining kitchen, partially-glazed door leading off to lounge.

LOUNGE

Measurements taken at widest points.

A lovely size lounge which runs front to back and comprises, carpet flooring, front facing white uPVC double-glazed bow window, double radiator, feature fire surround in a wood effect finish with quartz heath and back and built in coal effect gas fire. White uPVC double-glazed sliding patio doors which lead out to the rear garden and patio. Door leads off to rear lobby.

DINING KITCHEN

Measurements taken at widest points

Tiled flooring, front facing white uPVC double-glazed bow window, rear facing white uPVC double-glazed window with views over garden, 2 radiators. Fitted kitchen with a range of wall and floor units in a dark wood-finish with contrasting laminate wood-effect work surface. Integrated electric oven, 4 ring gas hob and integrated extractor, composite sink with bowl and a half, single drainer and matching monobloc tap. Recessed lights to ceiling.

FIRST FLOOR LANDING

Front facing white uPVC double-glazed window with privacy glass, built in cupboard housing the combi boiler, radiator. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Large family bathroom.

Tiled flooring, chrome towel heater style radiator, sink with single pedestal and chrome taps, separate quadrant shower cubicle with electric shower over and separate corner bath with chrome taps, toilet with low level cistern. Front facing white uPVC double-glazed window with privacy glass. UPVC cladding to the walls.

BEDROOM 1

Measurements do not include depth of fitted wardrobes.

Carpet flooring, double radiator, rear facing white uPVC double-glazed window with elevated views. Professionally installed fitted wardrobes to 1 wall providing a good degree of storage and hanging space with matching dressing table and drawers.

BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is large enough to accommodate a double bed



Local Authority
Sunderland

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		

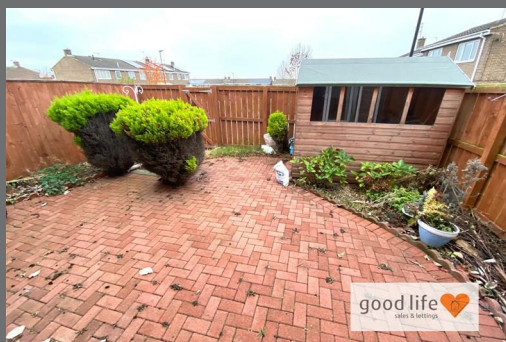


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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