



good life

**6 Hainford Close
Sunderland, SR4 8EX**

£114,995

3 BEDROOMS

EXCELLENT POSITION ON LARGE GARDEN PLOT

COSMETIC UPDATING REQUIRED

EPC RATING C

**GARAGE CONVERSION INTO SECOND RECEPTION
COMPLETED AT SIGNIFICANT EXPENSE TO VENDORS**

PRICED ATTRACTIVELY - NO CHAIN

PRICED TO SELL! ATTRACTIVE/EXTENDED 3 BED SEMI IN EXCELLENT LOCATION WITHIN THE DEVELOPMENT ON MUCH LARGER THAN AVERAGE GARDEN PLOT AND WITH ADDED BENEFIT OF HAVING HAD THE GARAGE CONVERTED (at a cost of £9000 to the owners) INTO A SECOND RECEPTION ROOM. The property, (one of the most sought after 3 bed styles) has been rented out for a few years and is currently in a tired condition but with a lick of paint, some cleaning and some fairly cosmetic updating, you will have a first class home with plenty of added value built-in as our current estimate at the time of listing is that the property would be worth around £125,000 to £130,000 on completion of works. Available and priced for a quick sale and briefly comprising; driveway parking for at least 2 vehicles, entrance hall, lounge with two windows including some attractive views over playing fields, breakfasting kitchen, downstairs WC, second reception room (fully converted from original garage), three first floor bedrooms and bathroom. Externally to the rear the property sits on a much larger than a average garden plot with decked patio area And garden shed. This is an excellent opportunity to purchase a property with added value built in and would be perfect for DIY enthusiasts. Viewing arrangements can be made 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.

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ACCOMMODATION

ENTRANCE HALL

Laminate wood effect flooring, single radiator, side facing white uPVC double glazed window, stairs to first floor landing, door leading off to lounge.

LOUNGE 16' 9" x 11' 2" (5.10m x 3.40m)

Laminate wood effect flooring, 2 single radiators, 2 white uPVC double glazed windows, 1 front and 1 side facing with some attractive views over open playing fields. Door leading off to breakfasting kitchen.

BREAKFASTING KITCHEN 11' 2" x 9' 9" (3.40m x 2.97m)

Tiled flooring double radiator, rear facing white uPVC double glazed window with views over rear garden, wall mounted central heating boiler, partially-glazed door leading out to rear garden, door leading off to reception room 2, door leading off to WC. The kitchen comprises a range of wall and floor units in light wood effect finish with complementary laminate work surfaces. White sink with single bowl, single drainer and matching monobloc tap. White electric oven, white 4 ring hob with built-in extractor. Space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tall fridge/freezer. Sufficient space for a dining table and chairs in one corner.

RECEPTION ROOM 2 16' 5" x 8' 2" (5.00m x 2.49m)

Laminate wood effect flooring, single radiator, front facing white uPVC double glazed window. This room was converted from what was originally the garage at considerable expense to the existing owners.

WC 4' 8" x 3' 0" (1.42m x 0.91m)

Ceramic tile flooring, white toilet with low level cistern, white sink with single pedestal and chrome taps, single radiator, rear facing white uPVC double glazed window with privacy glass.

FIRST FLOOR LANDING

Loft hatch, built-in airing cupboard housing the hot water cylinder. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1 19' 0" x 8' 0" (5.79m x 2.44m)

Single radiator, front facing white uPVC double glazed window. This is a stunning bedroom which has the potential to create an en-suite to one side because the bathroom is the other side of the partition wall.

BEDROOM 2 10' 8" x 8' 8" (3.25m x 2.64m)

Single radiator, front facing white uPVC double glazed window.



BEDROOM 3 10' 0" x 7' 0" (3.05m x 2.13m)

Measurements taken at widest points Single radiator, white uPVC double glazed window with views over rear garden and neighbouring gardens.

BATHROOM 7' 0" x 6' 2" (2.13m x 1.88m)

Ceramic tile flooring, double radiator, rear facing white uPVC double glazed window with privacy glass. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, chrome taps with shower head attachment, shower rail over. The area around the bath is finished in a ceramic tile.

EXTERNALLY

The property has a gravel driveway suitable for parking at least 1 possibly 2 vehicles with front garden, side garden and large rear garden. The property has a very large rear garden plot which has a walled perimeter to one side over which are attractive playing fields, large area laid to lawn which is slightly overgrown, lovely decked patio area at the bottom of the garden which is positioned to take advantage of the sunny aspect. Neighbouring gardens are well maintained. Garden shed.

GENERAL

The property has vacant possession. The property is a superb opportunity for light renovation. The property is priced keenly to achieve a sale. One of the few properties on the development situated on a much larger than average garden plot. Great expense converting the original garage into an additional reception room whilst retaining at least 2 parking spaces at the front of the property.



