Fairgreen Close

Hall Farm

Sunderland

SR3 2UA









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Fairgreen Close

Asking Price £139,995

INTRODUCTION
Good Life Homes are delighted to bring to the market this extended three-bedroom end-link home in Fairgreen Close, Hall Farm with NO CHAIN. Offering generous and versatile accommodation, the property features a spacious 18ft lounge, a large open plan dining kitchen and a separate rear extension currently providing a dining room, which could equally make an excellent home office. A ground-floor shower room complements the first-floor bathroom, with three bedrooms completing the upstairs accommodation.

ENTRANCE PORCH
Accessed via a white UPVC double-glazed door, with vinyl tile-effect flooring and white UPVC double-glazed windows. A further white UPVC double-glazed door leads into the entrance lobby.

ENTRANCE LOBBY
Vinyl tile-effect flooring, a large walk-in under stairs cupboard and a door leading into the lounge.

LOUNGE
18'0 x 11'4
A spacious reception room with carpet flooring, radiator and a white UPVC double-glazed bow window to the front. Contemporary-style plug-in fire. Doors lead to the extended dining room and the dining kitchen.

EXTENDED DINING ROOM/POTENTIAL HOME OFFICE
11'1 x 7'8
Accessed directly from the lounge, this versatile room forms part of an extension to the original house and provides a separate space suitable for dining or use as a generous home office. Carpet flooring, radiator, white UPVC double-glazed window overlooking the rear garden and a double-glazed roof window providing additional natural light. Recessed ceiling lights.

OPEN PLAN DINING KITCHEN
17'7 x 11'10
A generously proportioned space with laminate tile-effect flooring, two radiators and an open plan staircase leading to the first-floor landing. A door leads to the ground-floor shower room and a UPVC double-glazed door provides direct access to the rear garden. The kitchen comprises a range of wall and floor units in a white high-gloss finish with contrasting laminate work surfaces. Space for a tall fridge/freezer, freestanding electric oven with ceramic hob and plumbing for a washing machine. A ceramic one-and-a-half bowl sink with single drainer and Monobloc tap sits beneath a rear-facing UPVC double-glazed bow window. Recessed ceiling lights.

GROUND FLOOR SHOWER ROOM
7'8 x 7'6
Laminate tile-effect flooring and a chrome ladder-style towel heater/radiator. White WC with low-level cistern and a white wash basin with chrome tap set into a vanity cupboard. Double shower cubicle with an enclosed glass screen and electric shower. Rear-facing white UPVC double-glazed window with privacy glass, extractor fan and a built-in cupboard providing useful additional storage.

FIRST FLOOR LANDING
Radiator and front-facing white UPVC double-glazed window. A large built-in cupboard houses a modern combination boiler. Four doors lead to the three bedrooms and bathroom.

BEDROOM 1
11'8 x 9'9
A double bedroom with carpet flooring, radiator and a rear-facing white UPVC double-glazed window

BEDROOM 2
8'9 x 8'8
A double bedroom with carpet flooring, radiator and a rear-facing white UPVC double-glazed window. Built-in cupboard providing storage and hanging space.

BEDROOM 3
8'8 x 7'9
Large enough to accommodate a double bed, with carpet flooring, radiator and a rear-facing white UPVC double-glazed window.

BATHROOM
8'8 x 5'9
Laminate wood-effect flooring, radiator and a front-facing white UPVC double-glazed window with privacy glass. White WC with low-level cistern, white pedestal wash basin and a white bath with chrome tap, shower-head attachment and folding glass shower screen. Walls partly finished in mosaic-effect tiling. Recessed ceiling lights.

EXTERNALLY
The property has a pedestrian-only frontage and occupies a position at the edge of the pedestrian area, allowing for ample adjacent on-street parking. A block-paved pathway, with gravel chippings to either side, leads to the entrance porch.

An enclosed rear garden, reduced in size by the rear extension but retaining a pleasant seating area. Garden shed and gated pedestrian access to the street at the rear, where the corner position provides access to ample on-street parking.

LOCATION
Convenient for Mill Hill School and the local shopping centre, including Aldi, Morrisons, a travel agent, barbers, pharmacy and vets. Within minutes of the A690 and A19, with convenient access towards Washington, Durham and surrounding areas.





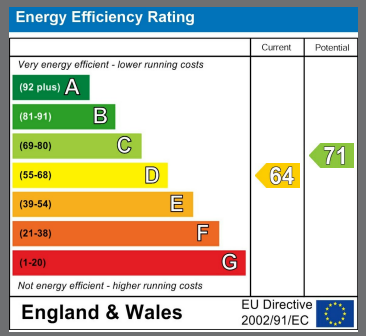






Local Authority
Sunderland

Council Tax Band
A





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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