Hall Farm Road, Hall Farm, Sunderland

£134,950

A spacious and attractive three-bedroom end terrace house, enjoying a pleasant aspect to the front within this popular and convenient area. Internally the accommodation includes an entrance porch, lobby, a generous lounge featuring a dual aspect and a rear hall with a cloakroom/wc and staircase to the first floor. There is a kitchen / diner and rear porch, completing the ground floor, whilst to the first floor there are three well-proportioned bedrooms and a modern shower room/WC. The property benefits from double glazing, gas central heating to radiators, garden to the front and a delightful garden to the rear with double gates providing off street parking. This location is ideal for local amenities, shopping facilities and schools, as well as offering transport links to surrounding areas and major road links including the A19. With no upper chain involved, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door.

Entrance Porch
Double glazed windows and inner door to lobby.

Lobby

Lounge 11'4" x 19'7"

Double glazed bow window to front, double glazed window to rear, 2x radiators and feature fireplace. Door to rear hall.

Kitchen/Diner 8'8" x 13'5"

Wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer and washing machine, double glazed window to front and radiator.

Rear Hall
Radiator and staircase to first floor. Useful walk in storage cupboard which houses the central heating boiler.

Cloakroom/WC

Low level WC and washbasin set into vanity unit.

Rear Porch

Double glazed door to rear garden, double glazed windows and built in cupboard.

First Floor Landing
2x built in cupboards and double glazed window.

Bedroom 1 8'10" x 12'2"

Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

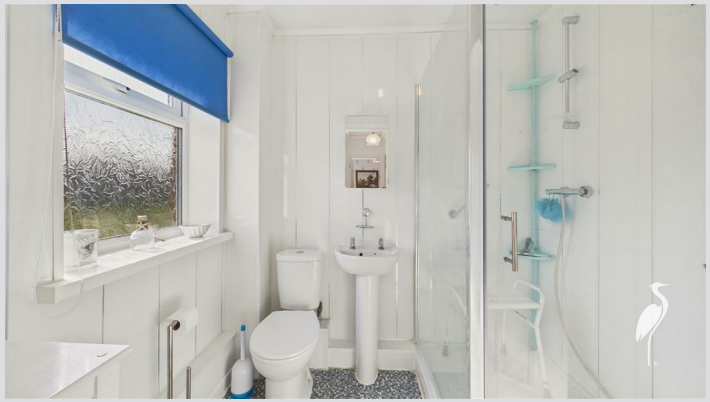
Bedroom 2 11'7" x 10'9"

Double glazed window to rear and radiator.

Bedroom 3 8'9" x 8'8"

Double glazed window to front and radiator.

Shower Room



Modern suite comprising of a low level WC, pedestal washbasin and step in shower cubicle with mains shower, chrome ladder style radiator and double glazed window.

Outside

Garden to the front and a delightful garden to the rear which incorporates double gates providing off street parking.

Council Tax Band
The Council Tax Band is Band A.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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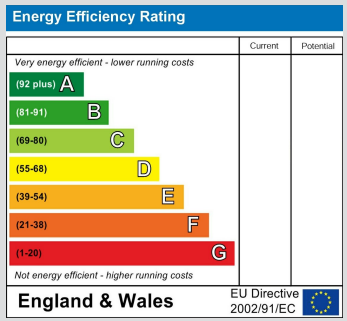
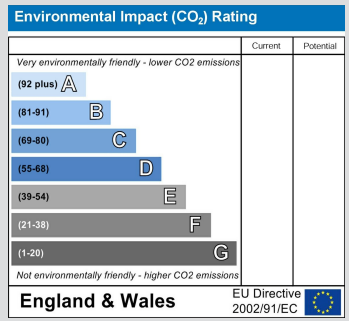
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

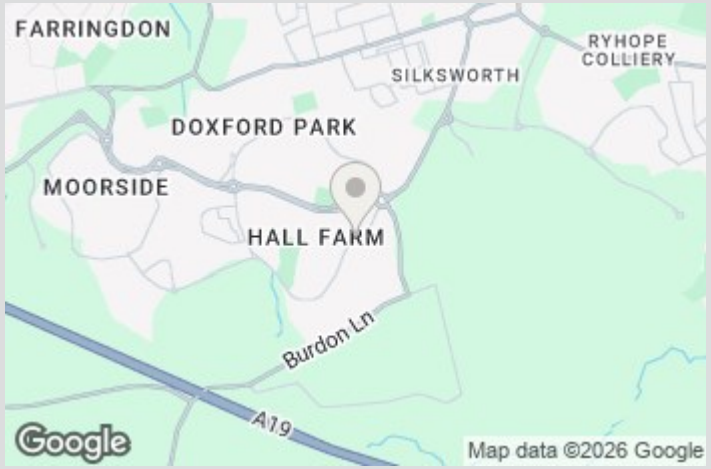
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.





MAIN ROOMS AND DIMENSIONS



Ground Floor

First Floor

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Approximate total area(1)

87.4 m²

941 ft²

Balconies and terraces

12.2 m²

131 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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