



**good life**

## **Perrycrofts, Hall Farm, Sunderland**

**£215,000**

**3 BED DETACHED HOUSE WITH CONSERVATORY**

**GORGEOUS, MODERN OPEN PLAN KITCHEN/DINER**

**SOUGHT AFTER LOCATION**

**EPC RATING C**

**EN-SUITE TO MASTER BEDROOM**

**FABULOUS LARGE REAR GARDEN WITH SUNNY ASPECT**

WONDERFUL 3 BED DETACHED HOUSE WITH CONSERVATORY – OPEN PLAN KITCHEN/DINER – EN-SUITE TO MASTER BEDROOM – LARGE REAR GARDEN – DOUBLE DRIVEWAY & GARAGE – SOUGHT AFTER LOCATION. Good Life Homes are delighted to bring to the market this gorgeous 3 bed detached home in popular Hall Farm location. Briefly comprising on the ground floor; entrance porch, lounge, open plan kitchen/diner. The property also has the additional benefit of a lovely, large conservatory on the ground floor with poly-carbonate roof and under floor heating, allowing year-round enjoyment in all seasons. On the first floor are 3 bedrooms (all with fitted wardrobes providing excellent storage space), an en-suite to the master and a family bathroom. A real feature of this property is the fabulous large rear garden with sunny aspect which would be perfect in the warmer seasons. In addition, the property benefits from a single garage and double driveway to the front providing ample space for parking multiple vehicles. This is a great opportunity to acquire a wonderful property in sought after Hall Farm location. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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## ACCOMMODATION

### ENTRANCE PORCH

Entrance via Composite door. Wood flooring, white uPVC double-glazed window side facing. Door leading into lounge.

### LOUNGE

Wood flooring, double radiator, white uPVC double-glazed bow window front facing. Fire surround with hearth and built-in gas fire. Archway leading through to kitchen/diner.

### KITCHEN/DINER

The dining area has wood flooring, vertical radiator, carpeted stairs to first floor landing and space for dining table and chairs. White uPVC double-glazed French doors leading into conservatory. The kitchen has tiled flooring, white uPVC double-glazed window rear facing. Fitted kitchen with a range of wall and floor units in a grey high gloss finish with work surfaces. 4 ring ceramic Induction hob with extractor fan. Under cabinet spotlights. Sink with bowl and Monobloc tap. Space for tall fridge freezer. Spotlights to ceiling. This is a gorgeous, modern kitchen.

### CONSERVATORY

Tiled flooring, white uPVC double-glazed windows and white uPVC double-glazed door leading out to rear garden. Under floor heating. Poly-carbonate roof. This is a lovely, spacious, additional room.

### BEDROOM 1

Carpet flooring, single radiator, white uPVC double-glazed window front facing. Fitted wardrobes to one wall providing a good degree of hanging and shelving space. Door leading off to en-suite. This is a double bedroom.

### EN-SUITE

Tiled flooring, vertical towel style heater radiator, white uPVC double-glazed window with privacy glass rear facing. Bathroom suite comprising of; toilet with low level cistern and push button flush, sink with chrome tap. Shower cubicle with glass shower door and overhead shower.

### BEDROOM 2

Carpet flooring, single radiator, white uPVC double-glazed window front facing. Fitted wardrobes to one wall with sliding doors providing a good degree of storage. This is also a double bedroom.



### BEDROOM 3

Carpet flooring, single radiator, white uPVC double-glazed window front facing. Fitted wardrobes with glass sliding doors to one wall providing useful storage space. This is a single/small double bedroom.

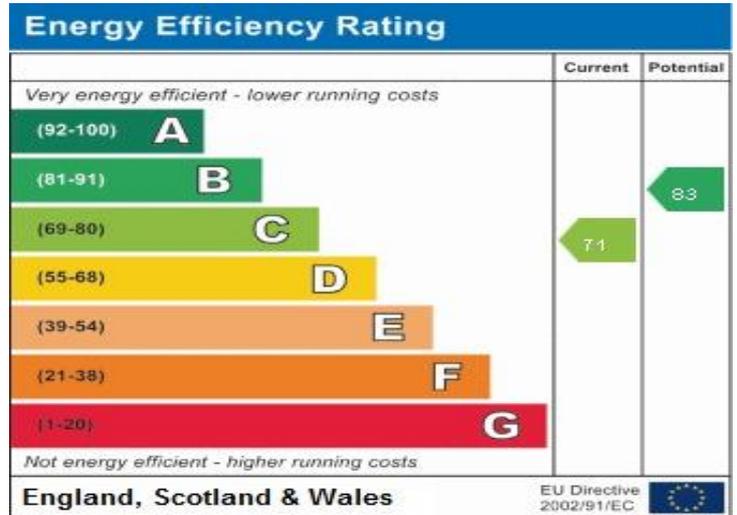
### BATHROOM

Tiled flooring, vertical towel style heater radiator, white uPVC double-glazed window with privacy glass. Bathroom suite comprising of; toilet with low level cistern and push button flush, stylish sink with chrome tap and wall mounted mirror. Separate shower cubicle with overhead waterfall shower and glass shower surround. The walls are finished a uPVC cladding. This is a gorgeous, modern bathroom.

### EXTERNALLY

To the front of the property is a small lawn garden, with spacious driveway for parking multiple vehicles leading to a single garage with electric shutter door. Composite door leading into entrance porch. Externally to the rear, the property benefits from a gorgeous mainly laid to lawn garden with sunny aspect. Separate decked area. Perimeter fencing providing a good degree of privacy.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.