



Hall Farm Road, Hall Farm, Sunderland

Offers in the Region of £125,000

**GREAT LOCATION ON HALL FARM ROAD DIRECTLY OPPOSITE
THE DOWNS DEVELOPMENT**

GENEROUS LOUNGE

GENEROUS KITCHEN/DINING ROOM

DOUBLE FRONTED 3 BEDROOM SEMI-DETACHED

EPC RATING (to follow)

CONSERVATORY TO REAR

GREAT LOCATION ON HALL FARM ROAD DIRECTLY OPPOSITE THE DOWNS DEVELOPMENT - DOUBLE FRONTED 3 BEDROOM SEMI-DETACHED - GENEROUS LOUNGE - GENEROUS KITCHEN/DINING ROOM - CONSERVATORY TO REAR - REQUIRES SOME MODERNISATION BUT PRICED TO REFLECT - NO CHAIN - ON STREET PARKING IMMEDIATELY TO REAR... Good Life Homes are delighted to bring to the market a double fronted 3 bedroom semi-detached home on Hall Farm Road with an attractive outlook directly opposite the entrance to The Downs development. Requiring some modernisation, the property has a rear conservatory and is priced around entry level for a 3 bedroom home on Hall Farm, offering an excellent opportunity for first time buyers or growing families requiring a little extra space. Close to great schools, supermarkets, Doxford International and handy for the A19 and A690, this is the perfect central location. Briefly comprising; lounge, dining kitchen, conservatory, 3 bedrooms, bathroom, separate WC, low maintenance front and rear gardens, unallocated ample parking bays to the rear and ample on street parking to the front. With the benefit of NO CHAIN, 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. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing 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 HALL

Carpet flooring, built-in cupboard providing store and utilising under stairs space, door leading off to the lounge, door leading off to the dining kitchen.

LOUNGE 17' 10" x 11' 4" (5.43m x 3.45m)

Carpet flooring, 2 radiators front and rear, 2 uPVC double-glazed windows front and rear. It should be noted in particular the views to the front are lovely as the property sits opposite the downs with attractive green views and views to the entrance of the downs development. Feature fireplace in a wood-effect finish with polished stone-effect hearth and back and built-in coal-effect gas fire, door leading off to rear lobby.

KITCHEN 17' 7" x 8' 9" (5.36m x 2.66m)

Laminate tile-effect flooring, radiator, front facing white uPVC double-glazed window and white uPVC double-glazed facing into conservatory. Fitted kitchen with a range of wall and floor units and contrasting laminate work surfaces. Stainless steel sink with single bowl, single drainer and tap. Space for washing machine, space for electric oven, space for tall fridge/freezer, partially-glazed door leads to entrance hall. Partially-glazed door leading to rear lobby.

CONSERVATORY 11' 8" x 7' 5" (3.55m x 2.26m)

Laminate tile-effect flooring, electric sockets and lighting, white uPVC double-glazed windows and opaque-polycarbonate roof, white uPVC double-glazed door leading out to rear garden.

FIRST FLOOR LANDING

Radiator, loft hatch, built-in cupboard housing modern Combi boiler and providing additional storage, additional built-in cupboard providing large storage. It should be noted that occasionally this cupboard is knocked out to create a bath as well as a shower to enlarge the bathroom. Doors leading off to 3 bedrooms, bathroom and WC.

BEDROOM 1 11' 6" x 9' 9" (3.50m x 2.97m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

BEDROOM 3 8' 8" x 7' 7" (2.64m x 2.31m)

Carpet flooring, radiator, front facing white uPVC double-glazed window with lovely views. This bedroom would accommodate a double bed.



BEDROOM 2 11' 10" x 8' 8" (3.60m x 2.64m)

Measurements taken at widest points, the room is L-shaped. Carpet flooring, radiator, rear facing white uPVC double-glazed window.

BATHROOM 5' 10" x 5' 9" (1.78m x 1.75m)

Tiled flooring, radiator, front facing white uPVC double-glazed window with privacy glass. White sink with single pedestal and chrome taps, double shower cubicle with sliding doors and shower fed from the main Combi boiler. The walls are finished in uPVC cladding.

WC 6' 0" x 2' 7" (1.83m x 0.79m)

Tiled flooring, white toilet with low level cistern, front facing white uPVC double-glazed window with privacy glass. The walls are finished in uPVC cladding.

EXTERNALLY

Front garden is completely block paved for low maintenance with double gates providing the potential for vehicle access and GRP double-glazed door. The property has a paved patio area immediately adjacent to the house and the rest is laid to lawn, pedestrian access gate leading to the rear where there is on street parking.



