High Tree Close

Hall Farm
Sunderland
SR3 2UB

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Offers In The Region Of £110,000

INTRODUCTION

3 BEDROOM SPACIOUS FAMILY HOME - REQUIRES SOME UPDATING - PRICED TO REFLECT - GREAT LOCATION - SUNNY ASPECT TO REAR + DRIVEWAY - ENTRY LEVEL PRICE FOR 3 BED ON HALL FARM - NO CHAIN ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Carpet flooring, white uPVC double-glazed windows, white uPVC double-glazed door providing access to rear hallway.

REAR HALLWAY

Carpet flooring, radiator, alarm key pad, carpeted stairs to first floor landing, door leading off to dining kitchen, door leading off to lounge.

DINING KITCHEN

17'8 x 8'8

Running full depth of one side of the house.

Laminate wood-effect flooring, fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surface, stainless steel sink with single bowl, single drainer and Monobloc tap, space for electric and gas cooker, space for dryer and washing machine, space fridge/freezer, built in cupboard combi boiler, 2 white uPVC double-glazed windows, front and rear facing, radiator, partially-glazed door leading to the front hallway and to the rear hallway.

FRONT HALLWAY

Carpet flooring, white uPVC double-glazed window, white uPVC double-glazed door leading into front entrance porch, large under stairs cupboard providing handy storage, partially-glazed door leading to lounge.

FRONT ENTRANCE PORCH

White uPVC double-glazed windows and uPVC double-glazed door leading into.

LOUNGE

17'8 x 11'4

Lovey size spacious lounge.

Carpet flooring, 2 radiators, 2 white uPVC double-glazed large windows, front and rear facing allowing lots of light into the space, feature fire surround in a wood effect finish with quartz hearth and back and built in coal effect gas fire. Partially-glazed doors lead to the front and rear entrance hall.

FIRST FLOOR LANDING
Radiator, built in cupboard providing some storage, 5 doors leading off, 1 to bathroom, 1 to WC, 3 to bedrooms.

WC
5'9 x 2'6
White toilet with low level cistern, front facing white uPVC double-glazed window with privacy glass. Tiling to the walls.

BATHROOM
8'8 x 5'8
Double freestanding shower cubicle with sliding glass door and shower fed from the main combi boiler system with uPVC cladding inside, corner bath with chrome tap and showerhead attachment, sink chrome tap built into a vanity unit. Radiator, ceramic tiles to the walls, front facing white uPVC double-glazed window with privacy glass. Extractor fan.

BEDROOM 1
11'7 x 10'0
Double bedroom.
Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window.

BEDROOM 3
8'9 x 7'6
Carpet flooring, front facing white uPVC double-glazed window. This room is large enough to accommodate a double bed.

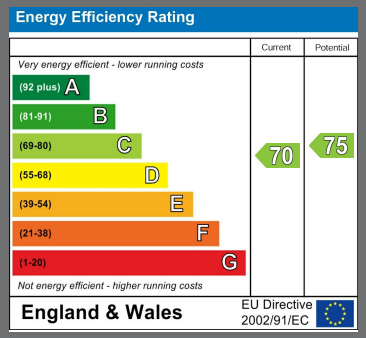
BEDROOM 2
11'8 x 8'9
Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This is a double bedroom.

EXTERNALLY
The property has a pedestrian only walkway to the front and well maintained lawn.

Dropped kerb providing driveway access to the rear via wrought iron gates. Completely paved rear garden which enjoys a sunny aspect, garden shed for storge. Ample on street parking to the rear.

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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