

Plough Road
Hall Farm
Sunderland
SR3 2UH



good life
sales & lettings







Plough Road

Offers In The Region Of £149,995

INTRODUCTION

Good Life Homes are delighted to bring to the market this three-bedroom mid-link family home in the popular Hall Farm area of Sunderland. Available with NO CHAIN, the property offers extended kitchen and dining accommodation, a spacious dual-aspect lounge and a particularly generous rear garage, providing an attractive combination of living space and practical storage.

ENTRANCE VESTIBULE

Accessed via a UPVC double-glazed door. Large built-in storage cupboard and a door leading to the kitchen.

KITCHEN

17'6 x 8'9

Laminate tile-effect flooring, two radiators and a front-facing white UPVC double-glazed bow window with pleasant views. Fitted with a range of wall and floor units in a light wood-effect finish with contrasting laminate work surfaces. Circular stainless steel sink with matching drainer and Monobloc tap beneath the window. Space and plumbing for a washing machine. Integrated four-ring gas hob with feature extractor, double electric oven, fridge freezer and dishwasher. A breakfast bar provides space for informal dining. An open doorway leads to the separate dining room.

EXTENDED DINING ROOM OR POTENTIAL HOME OFFICE

8'3 x 7'5

Forming part of an extension to the original house, this separate room provides a formal dining area and could alternatively be used as a home office. White UPVC double-glazed doors open onto the rear decked patio.

REAR LOBBY

Laminate wood-effect flooring and carpeted stairs leading to the first-floor landing. UPVC double-glazed door to the rear of the property and a door leading to the lounge.

LOUNGE

17'7 x 11'4

A spacious, light reception room with laminate wood-effect flooring. White UPVC double-glazed windows to the front and rear provide a dual aspect, with a radiator beneath each window.

FIRST FLOOR LANDING

Accessed via carpeted stairs. Radiator and built-in cupboard housing a combination boiler. Five doors lead to the three bedrooms, separate WC and bathroom.

SEPARATE WC

5'8 x 2'8

Vinyl flooring, WC with low-level cistern and a front-facing white UPVC double-glazed window with privacy glass.

BATHROOM

8'9 x 5'10

Laminate wood-effect flooring, radiator and a front-facing white UPVC double-glazed window with privacy glass. Bath with panel, taps and shower-head attachment, together with a pedestal wash basin with taps. Tiled and painted wall finishes.

BEDROOM 1

11'7 x 9'9

A double bedroom with carpet flooring, radiator and a rear-facing white UPVC double-glazed window.

BEDROOM 2

8'9 x 8'5

A double bedroom with carpet flooring, radiator and a rear-facing white UPVC double-glazed window. Built-in cupboard provides storage and hanging space.

BEDROOM 3

8'7 x 7'6

A large single bedroom with carpet flooring, radiator and a front-facing white UPVC double-glazed window with pleasant views. There is space to accommodate a double bed.

EXTENDED GARAGE

26'8 x 7'10

An extended garage constructed a few years ago, with electric lighting and sockets. A manual up-and-over door provides access from the rear. The generous length offers scope for secure parking, used as a workshop or a lock-up facility for a tradesperson.

EXTERNALLY

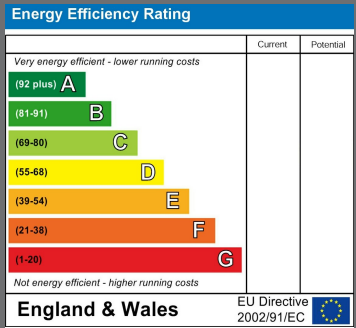
The property has a pedestrian-only frontage overlooking pleasant greenery. A well-maintained front garden and pathway lead to the UPVC double-glazed entrance door.

A low-maintenance rear yard laid to concrete, with raised decking providing a patio area. A gate gives direct access to the rear, where on-street parking is available.



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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Views From Front

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