

Brookbank Close  
Hall Farm  
Sunderland  
SR3 2UE





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## Brookbank Close

# Offers In The Region Of £149,995

### INTRODUCTION

STUNNING 3 DOUBLE BED MID LINK - BEAUTIFULLY MODERNISED THROUGHOUT - GORGEOUS DESIGNER KITCHEN WITH BREAKFAST BAR - FABULOUS BATHROOM WITH BATH + WALK-IN SHOWER - SOUTH FACING LANDSCAPED SUN-TRAP GARDEN - DRIVEWAY PARKING + ON STREET PARKING - ONE OF BEST LOCATIONS ON HALL FARM NEXT TO CHAPEL GARTH - MINUTES WALK TO ALDI, MORRISONS, SCHOOL ETC... - POSSIBLY NO CHAIN IF REQUIRED FOR A QUICKER MOVE ...

### ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, radiator. Door leading to dining kitchen, door leading to lounge, door leading to WC.

### WC

5'3 x 2'8

Hand basin built into vanity unit with chrome tap, toilet with concealed cistern and push button flush and storage either side. Front facing white uPVC double-glazed window privacy glass, chrome towel heater style radiator providing a feature to the rear wall. The walls are finished in a stylish brick slate with natural mortar joints.

### LOUNGE/DINING ROOM

19'7 x 11'4

A lovely size lounge/dining room.

Carpet flooring, 2 radiators, white uPVC double-glazed window and rear facing white uPVC double-glazed floor to ceiling sliding doors providing access to the garden with sunny aspect. A chimney breast has been created as a feature and natural wood skirting matching the doors with various features throughout the room and property.

### DINING KITCHEN

16'4 x 8'6

A lovely size dining kitchen with a stunning modern fitted kitchen, installed in recent times, providing a range of wall and floor units in a white high gloss finish with contrasting wood-effect laminate work surfaces. Impressive, toughened glass and stainless steel sink with chrome Monobloc flexible tap and bowl and a half with single drainer situated beneath a white uPVC double-glazed window which has views over the garden. 2 vertical chrome designer style radiators adorn the walls as impressive features but also provide heat to the space. Laminate wood-effect flooring, natural wood skirting matching the stylish finish of the doors and modern architraves. GRP double-glazed door leading to the rear garden, tall larder units matching the kitchen cupboards and providing additional under stairs cupboard providing storage. Central to the kitchen is a designer style 4 ring ceramic hob with integrated extractor, integrated electric oven and integrated microwave. Fridge/freezer and pull out integrated larder unit. A breakfast bar return provides breakfast bar seating for at least 3 chairs. Recessed lights to the ceiling providing ample light. Continuation of the brick slip feature continued through parts of the kitchen for stunning effect and additional warmth.

## FIRST FLOOR LANDING

Front facing white uPVC double-glazed window, 2 generous built in cupboards.

## BEDROOM 1

10'8 x 10'0

Good size double bedroom, measurements do not include the depth of the fitted wardrobes.

Stylish fitted wardrobes to 1 wall providing a good degree of storage and hanging space with sliding mirrored doors.

## BEDROOM 3

8'9 x 8'7

Also a double bedroom.

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

## BEDROOM 2

11'9 x 8'3

Also a double bedroom.

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

## BATHROOM

10'10 x 5'5

Extended bathroom to accommodate a stylish freestanding bath and separate walk in double shower with shower fed from the main combi boiler system, chrome taps with showerhead attachment on the bath. Toilet with concealed cistern and push button flush, basin with chrome tap built into fitted furniture beneath. Front facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling. Stylish tile choices throughout with mosaic border. Chrome designer style towel radiator providing heat to the space.

## EXTERNALLY

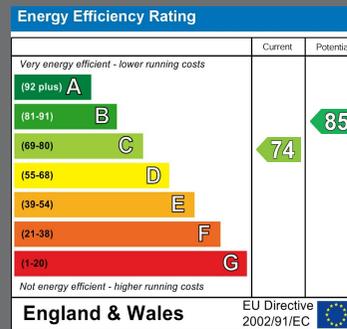
The property has a dropped kerb providing off street parking/driveway for 1 vehicle. Beautiful low maintenance garden with raised decking and Astro turf, and enjoying a sunny aspect as can be seen in the photos. Well maintained perimeter fencing to the rear. Outside shed providing additional storage and outside tap and white uPVC double-glazed door.

Officially the front garden, situated on a pedestrian only walk way and enjoys stylish perimeter fencing which cost the client several thousand pounds to install. The garden is completely low maintenance with a pressed concrete patio and pathway with artificial lawn either side and gravel chippings. This is a stunning low maintenance out door space.



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



## Contact

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