

Treecone Close

Hall Farm  
Sunderland  
SR3 2XG



# Treecone Close

£149,995

## INTRODUCTION

IMPRESSIVE END LINK HOME WITH DRIVEWAY - 3 DOUBLE BEDROOMS - BEAUTIFULLY PRESENTED THROUGHOUT - DRIVEWAY PARKING TO REAR GARDEN TO FRONT - MODERN KITCHEN & BATHROOM - GREAT HALL FARM LOCATION - CLOSE TO GREAT SCHOOLS ...

## REAR ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Laminate wood-effect flooring, built in cupboard providing useful storage. Door leading off to lounge, door leading off to dining kitchen.

## DINING KITCHEN

Laminate running through from the rear entrance vestibule, large double radiator, rear facing white uPVC double-glazed window and front facing white uPVC double-glazed window. Modern fitted kitchen with a range of wall and floor units in a black finish with gold effect handles, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, stainless steel sink with single bowl, single drainer and Monobloc tap, space and plumbing for a washing machine, space for a tall fridge/freezer. Built in cupboard housing a combi boiler, GRP double-glazed door leading out to the rear, carpeted stairs leading to first floor landing.

## LOUNGE

Lovely large lounge.

Front facing uPVC double-glazed window and rear facing white uPVC double-glazed window, large double radiator. Ample space for any arrangement of furniture. 2 doors provide access into the kitchen and the front lobby.

## FIRST FLOOR LANDING

Built in cupboard, 5 doors leading off, 3 to bedrooms, 1 to bathroom and 1 to WC.

## W C

Toilet with low level cistern, stylish tile choices to the walls and floor, front facing white uPVC double-glazed window with privacy glass.

## BATHROOM

Stylish tiles to walls and flooring, white sink built into vanity unit with chrome taps, p-shaped bath with glass shower screen over and shower fed from the main hot water system. Front facing white uPVC double-glazed window with privacy glass, chrome towel heater style radiator.

## BEDROOM 2

Double bedroom.

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window.

## BEDROOM 3

Measurements do not include depth of wardrobes.

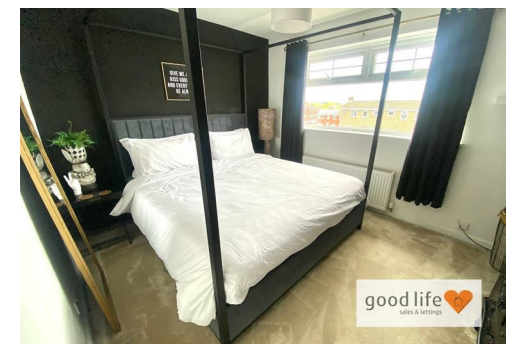
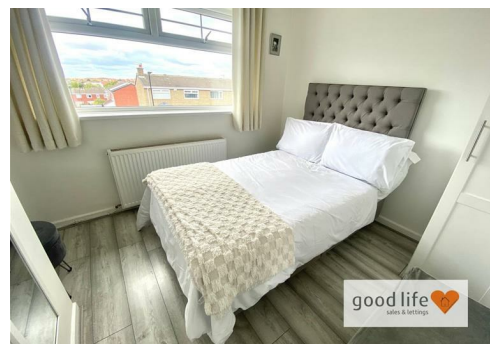
Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. This is also a double bedroom.

## BEDROOM 1

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

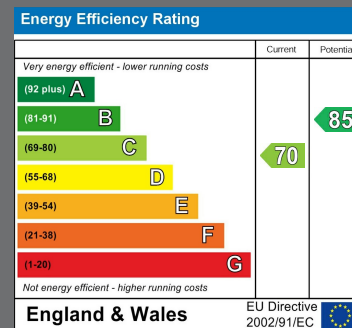
## EXTERNALLY

The property is situated in a pedestrian only walk way to the front with lovely green views. Well maintained garden with lawn either side of a pathway and large patio area with sunny aspect.



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

0191 565 6655

[info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



good life   
sales & lettings