



MICHAEL HODGSON

estate agents & chartered surveyors



FAIRGREEN CLOSE, SUNDERLAND

£145,000

AVAILABLE WITH NO ONWARD CHAIN. This 4 bed end link house is situated on Fairgreen Close in the popular area of Hall Farm located close to local schools, shops and amenities as well as road links to Sunderland City Centre and the A19. The property itself briefly comprises of: Entrance Vestibule, Living Room, Kitchen/ Dining Room, Rear Passage, WC, Rear Porch and to the First Floor 4 Bedrooms and a Shower Room. Externally there is a front lawned garden and to the rear is a lawned garden with patio area, shed and gate to the rear. Viewing of this property is highly recommended.

End Terraced House
Kitchen/ Dining Room
No Onward Chain
Must Be Viewed

4 Bedrooms
Living Room
Popular Location
EPC Rating D



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Entrance Hall
Radiator, stairs to first floor

Kitchen / Dining Room
22'0" x 9'7"
The Kitchen / Dining Room spans the full depth of the house having a double glazed window to the front and rear elevations, radiator, alarm control panel.

The Kitchen has a range of floor and wall units, tiled splashback, double oven, gas hob, stainless steel sink and drainer with mixer tap, two radiators. wall mounted gas central heating boiler

Living Room
21'10" x 12'9"
The Living Room has a double glazed window to the front and rear elevations, double radiator, feature fireplace with gas fire, coving to ceiling, ceiling rose

Rear Hallway
Storage cupboard, door to the rear porch

WC
Low level wc, wash hand basin with mixer tap on a vanity unit

Rear Porch
Tiled floor, door to the rear garden, utility/storage cupboard, plumbed for washing machine

First Floor
Landing

Bedroom One
10'7" x 11'10"
Front facing, double glazed window, radiator

Bedroom Two
10'9" x 9'8"
Front facing, double glazed window, radiator, laminate floor, recessed wardrobe

Bedroom Three
10'11" x 6'9"
Rear facing, double glazed window, radiator

Bedroom Four
9'8" x 7'10"
Rear facing, double glazed window, radiator

Shower Room
White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, double glazed window, corner shower cubicle with electric shower, chrome towel radiator

External
Externally there is a front and rear lawned garden

COUNCIL TAX
The Council Tax Band is Band A

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

FREE VALUATIONS
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

M I C H A E L H O D G S O N

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