



Forest Road, Ford Estate, Sunderland, Tyne & Wear, SR4

£145,000



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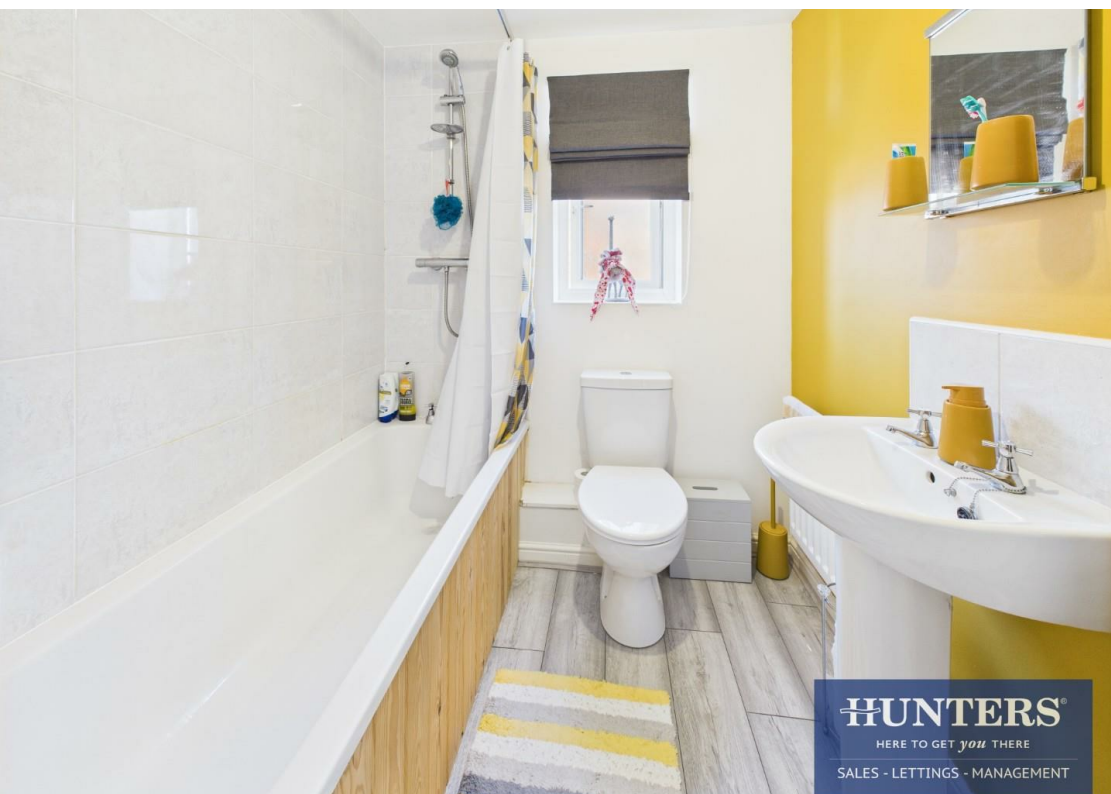
DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * SEMI-DETACHED HOUSE * THREE BEDROOMS * OPEN PLAN KITCHEN DINER * W/C DOWNSTAIRS * REAR GARDEN * OFF-STREET PARKING * COUNCIL TAX BAND - B * EPC - B *

A superb, three bedroom semi-detached house with well presented interior within this attractive, modern development. Internally the well-appointed accommodation to the ground floor includes an entrance hall, lounge, a contemporary breakfasting kitchen and a cloakroom/wc. On the first floor there are three bedrooms and a modern bathroom.

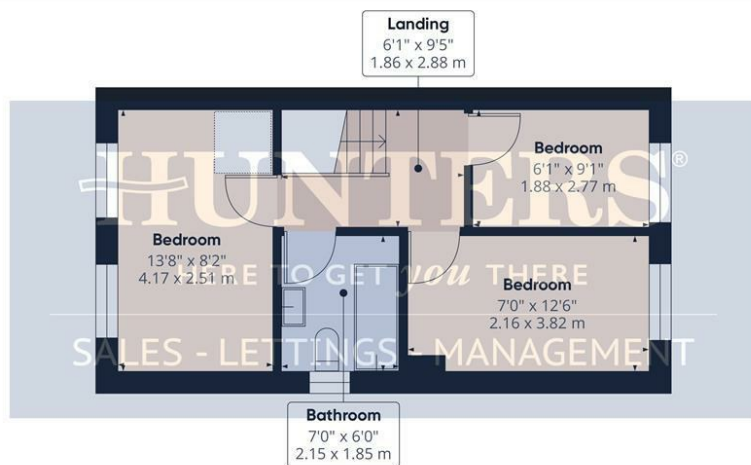
Externally there is a garden to the front with a driveway whilst to the rear a spacious garden. This convenient location provides easy access to a range of local amenities and is ideally placed for commuting to Doxford International Business Park, Sunderland City Centre and the A19. Viewing is highly recommended.







Ground Floor



Floor 1

Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

698 ft²
64.9 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

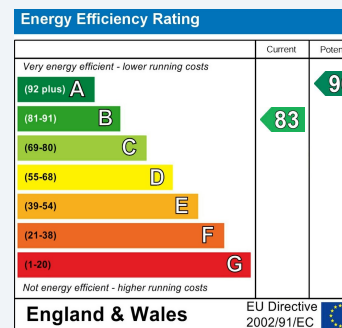
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.