

Forest Road
Ford Estate
Sunderland
SR4 0DY



Forest Road

£147,000

INTRODUCTION

3 DOUBLE BED FORMER SHOW HOUSE - DOUBLE FRONTED CORNER PLOT - DOUBLE DRIVEWAY - LOVELY DINING KITCHEN WITH DOORS ONTO GARDEN - ENCLOSED GARDEN WITH SUNNY ASPECT - WELL PRESENTED THROUGHOUT ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Carpet flooring, radiator, built-in cupboard. Door leading off to lounge, door leading off to WC, door leading off to dining kitchen.

W C

Vinyl tile-effect flooring, toilet with low level cistern, hand basin with chrome taps. Extractor fan.

DINING KITCHEN

A lovely space with vinyl wood-effect flooring, radiator, 2 white uPVC double-glazed window, side and rear facing, white uPVC double-glazed patio doors leading out to rear patio and garden. Sufficient space in the kitchen for a dining table and chairs as can be seen in the photographs. The kitchen comprises a range of wall and floor units in a light cream finish with wood-effect laminate work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for tall fridge/freezer, extractor fan additional. Central heating boiler located in matching kitchen cupboard.

LOUNGE

Carpet flooring, radiator, 2 white uPVC double-glazed window, 1 front and 1 side facing. Open plan staircase leading to first floor landing. This is a lovely size lounge.

FIRST FLOOR LANDING

Radiator, front facing white uPVC double-glazed window, loft hatch. 4 doors leading off, 1 to bathroom and 3 to bedrooms.

BATHROOM

Good size bathroom.

Vinyl wood-effect flooring, radiator, white sink with single pedestal and chrome taps, toilet with low level cistern, bath with panel, glass shower screen over and chrome taps with showerhead attachment. Extractor fan.

BEDROOM 1

Good size bedroom.

Carpet flooring, radiator, 2 white uPVC double-glazed windows, 1 front and 1 side facing.

BEDROOM 2

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

BEDROOM 3

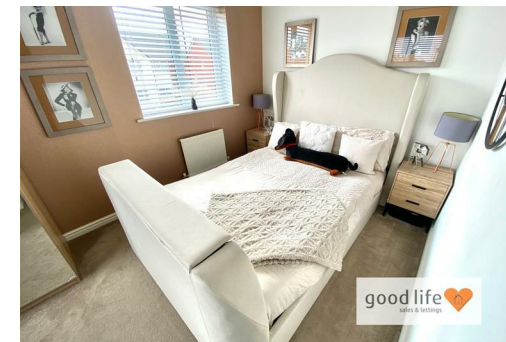
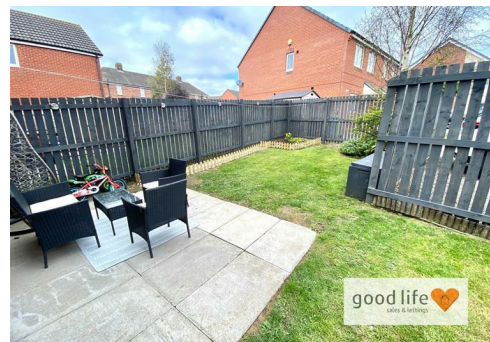
Good size single bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is currently used as a dressing room.

EXTERNALLY

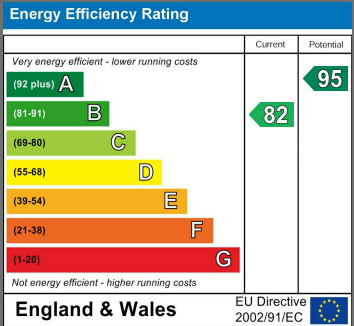
The property enjoys a prominent corner position with well maintained gardens to front and side plus double driveway parking also to the side.

The property has a very well maintained rear garden which enjoys a sunny approx. west facing aspect which means the it enjoys sunshine in the afternoon and evening which is ideal, weather permitting.



Local Authority
Sunderland

Council Tax Band
B



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@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



good life 
sales & lettings