



MICHAEL HODGSON

estate agents & chartered surveyors

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FORDHAM ROAD, SUNDERLAND
£135,000

This 3 Bedroom semi detached house is available with NO ONWARD CHAIN. Situated on Fordham Road in Ford Estate located close to local schools and amenities. The property is in need of some modernisation and briefly comprises of: Entrance Vestibule, Living Room, Dining Room, Kitchen and to the First Floor 3 Bedrooms and Bathroom. Externally the property is set on a generous corner plot having a front lawned garden and paved path leading to the property and to the rear of the property. Side lawned garden and rear patio with storage shed. Viewing highly recommended.

Semi Detached House
 Living Room & Dining Room
 Front & Rear Garden
 No Onward Chain

3 Bedrooms
 Bathroom
 Must Be Viewed
 EPC Rating: D



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Entrance Vestibule

Stairs to the First Floor.

Living Room

15'4" max x 16'9" to bay

The Living Room has a double glazed bay window, feature fireplace with gas fire, sliding door to the Dining Room.

Dining Room

9'0" x 8'0"

Double glazed window, radiator.

Kitchen

10'7" x 8'10"

The Kitchen has a range of floor and wall units, stainless steel sink and drainer, space for fridge/freezer, space for oven, plumbed fir washer, storage cupboard, wall mounted gas central heating boiler, double glazed window, door to the rear.

First Floor

Landing, double glazed window, loft access.

Bathroom

White suite comprising low level wc, pedestal, basin, bath, double glazed window, tiled floor and walls, t-fall roof in part.

Bedroom 1

10'11" x 10'11" max

Double glazed window, radiator, fitted wardrobes.

Bedroom 2

12'2" x 8'2"

Double glazed window, radiator.

Bedroom 3

10'5" max x 8'11"

Double glazed window, radiator, t-fall oof in part.

Externally

Externally the property is set on a generous corner plot having a front lawned garden and paved path leading to the property and to the rear of the property. Side lawned garden and rear patio with storage shed.

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

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.

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

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

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