



Orchard House, Belford Close, Sunderland, SR2

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Asking Price £110,000

ORCHARD HOUSE • GROUND FLOOR APARTMENT • 2 BEDROOMS • LEASEHOLD • SECURED ALLOCATED PARKING • COUNCIL TAX BAND - C • EPC RATING - C •

Welcome to this wonderful home on Belford Close, Sunderland. This modern property offers stylish and comfortable living across a well-planned 732 square feet of space.

The apartment features two generously sized bedrooms, making it a fantastic option for couples, small families, or anyone looking for a smart, practical home.

A sleek, contemporary interior is complemented by a full suite of integrated appliances — including a fridge, freezer, and washing machine — so you can move straight in and enjoy everyday life with ease.

Situated on the quietly residential Belford Close, the property enjoys a calm, community feel while remaining conveniently close to local shops, schools, and excellent transport connections. Whether you're commuting into the city or simply running daily errands, everything you need is well within reach.

If you're searching for a move-in ready home that blends modern design with a great location, this property ticks every box. A rare find in a friendly neighbourhood — this could be exactly the fresh start you've been waiting for.

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Approximate total area⁽¹⁾64 m²
689 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Hallway

4'6" x 11'11"

A welcoming hallway featuring a neutral carpet and light walls, providing access to the rest of the property with wooden doors along the corridor.

Living Room

10'4" x 18'3"

A generous living room with a light brown carpet and white walls, accentuated by a set of French doors with curtains that open railings, allowing natural light to fill the space. The room is simply styled, offering a versatile area for relaxing or entertaining.

Kitchen

10'4" x 8'5"

The kitchen is fitted with a range of light wood cabinets and dark work surfaces forming a practical U-shape. Integrated appliances include an oven with an overhead extractor fan, electric hob, washer dryer and fridge freezer. The room benefits from tiled splashbacks and light flooring, creating a bright and functional cooking space.

Bathroom

6'11" x 5'6"

The bathroom features a white suite with a bath, pedestal basin, and close-coupled WC. The walls are partly tiled with a decorative border, and there is a large mirror above the basin. A heated towel rail completes the space, which is bright and clean in presentation.

Bedroom 1

8'7" x 17'9"

The principal bedroom is bright and spacious with soft carpeting and white walls. It benefits from built-in wardrobes in rich wood tones, bedside tables, and an en suite bathroom. A window at the far end fills the room with natural light, creating a calm and restful space.

Ensuite

5'1" x 8'9"

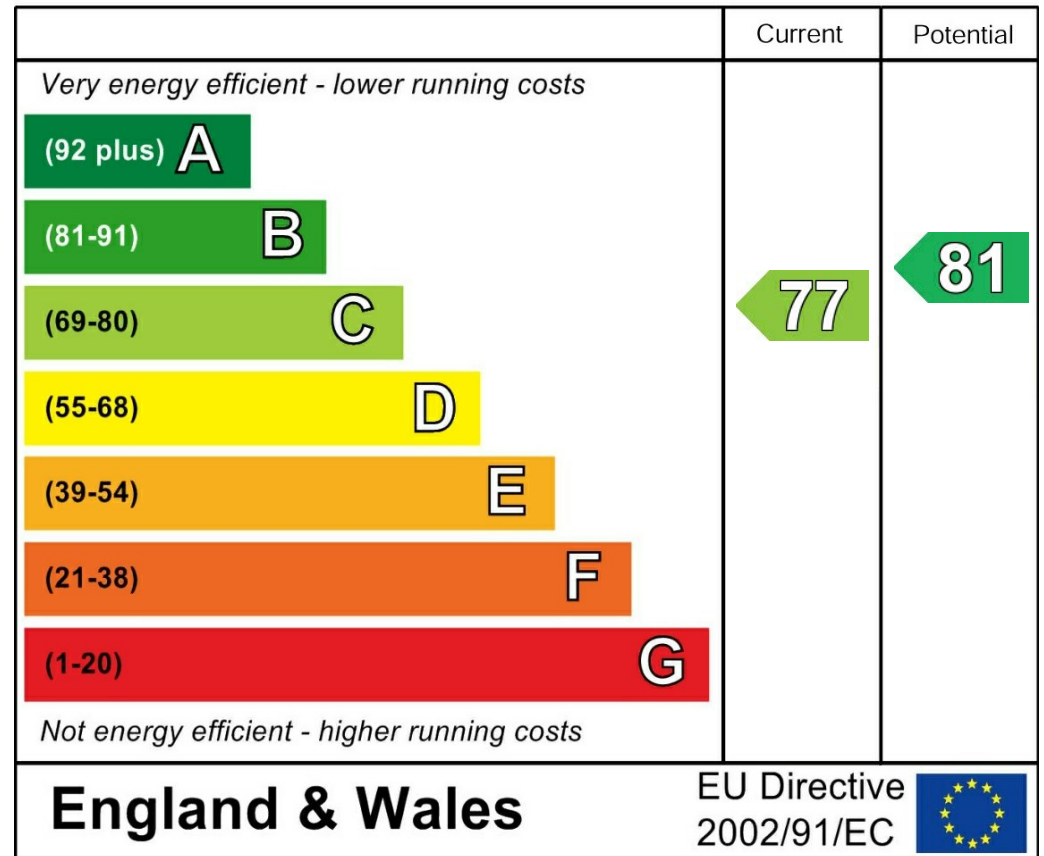
The en suite bathroom features a sliding door shower, pedestal basin, and close-coupled WC. The room is decorated in neutral tones with tiled walls and flooring, offering a convenient and private bathroom space.

Bedroom 2

7'1" x 14'7"

A second bedroom with neutral carpeting and white walls, featuring a window that allows natural light to enter. This room offers a simple and versatile space, suitable for various uses such as a guest room or home office.

Energy Efficiency Rating



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. 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.



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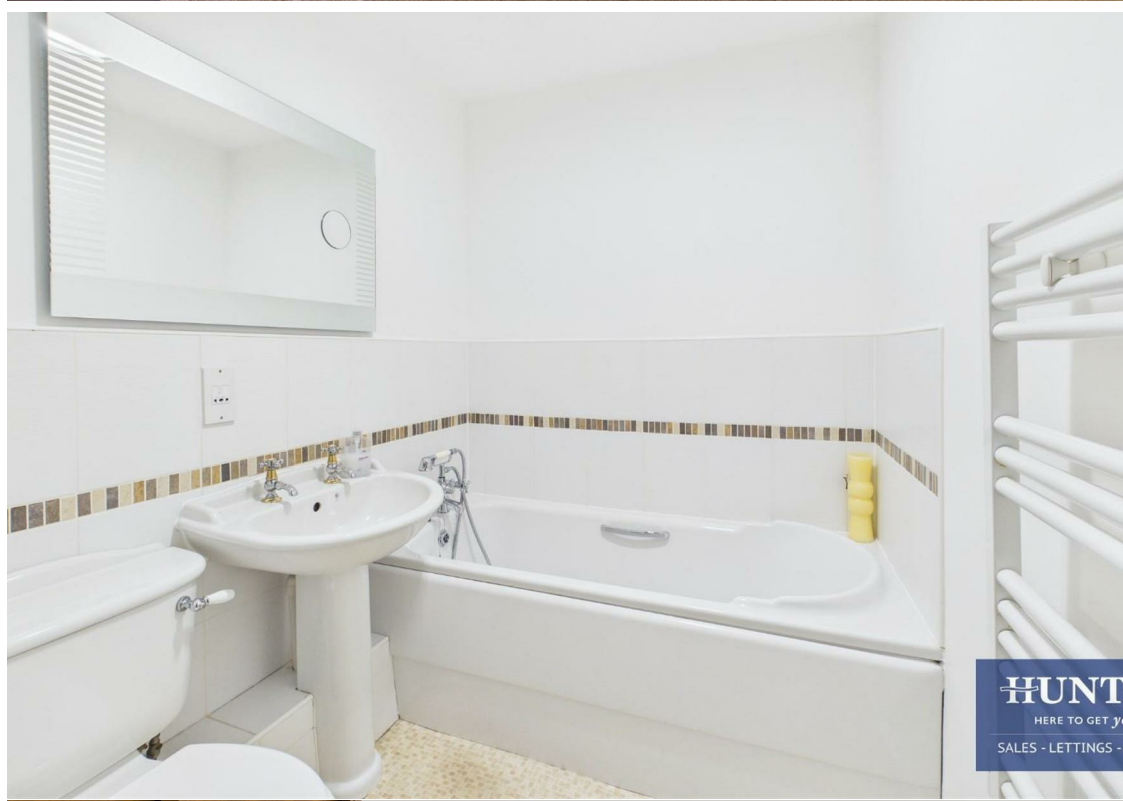
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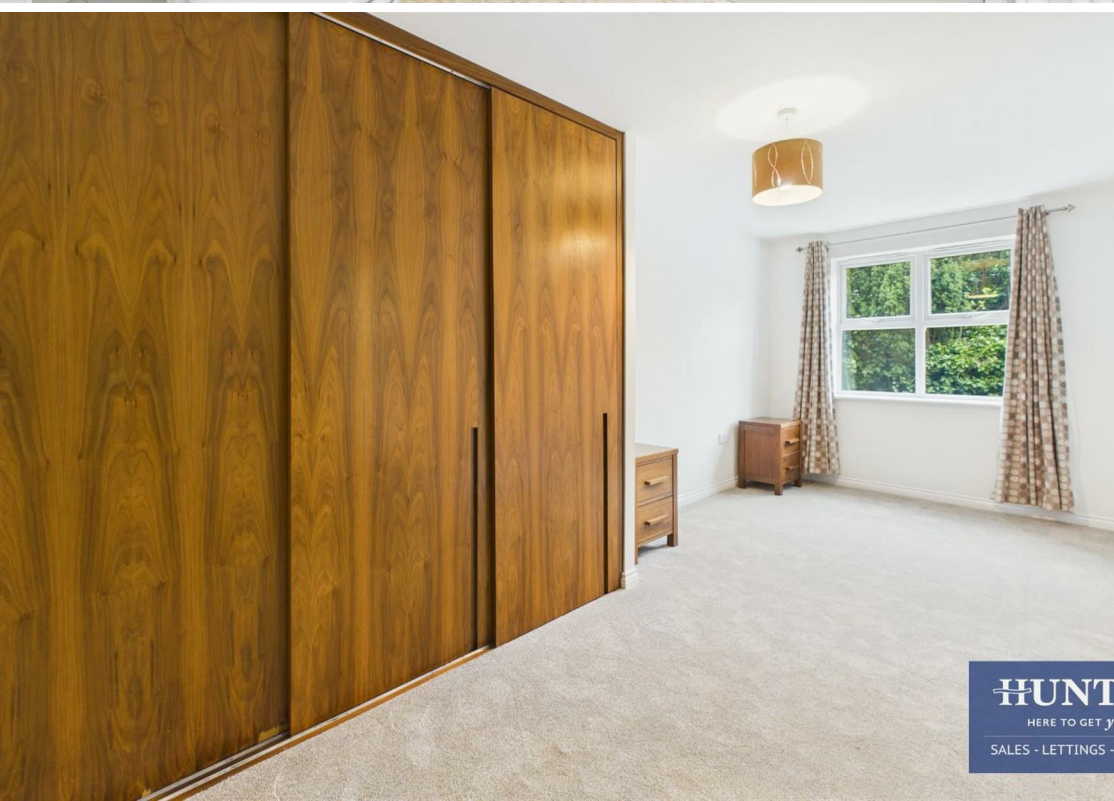


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Orchard House

NO PARKING

CCTV IN OPERATION

NO A
TO
EXE
ON
PRE

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