



**Fordfield Road  
Sunderland, SR4 6UY**

Guide Price £120,000

**Gao**  
GetAnOffer



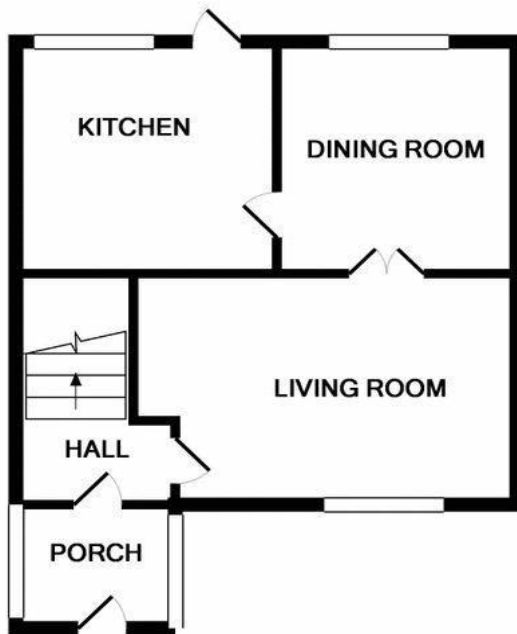


## MAIN FEATURES:

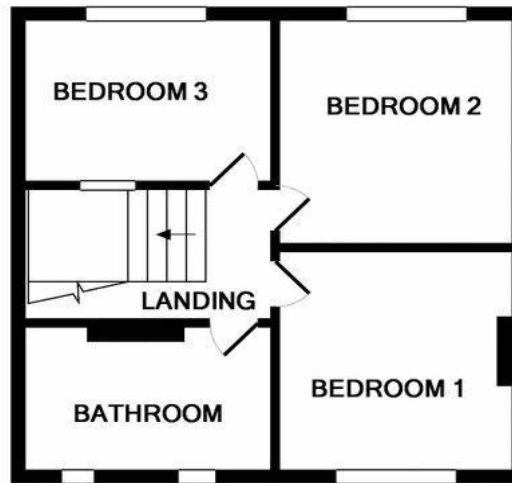
- Well Presented Mid Terrace House
- Fitted Kitchen
- Good Size Lounge & Separate Dining Room
- Three Bedrooms
- Family Bathroom with Four Piece Suite
- Front & Rear Gardens
- Landlord Only - Tenant in Situ

Located on the popular Fordfield Road, this well presented mid-terrace house offers an excellent opportunity for landlords seeking an investment with a paying tenant already in situ. The property is well maintained throughout and features a fitted kitchen with ample storage and worktop space, a good-size lounge ideal for relaxing, and a separate dining room providing flexible living accommodation. To the first floor, there are three well-proportioned bedrooms and a family bathroom fitted with a four-piece suite, offering both practicality and comfort. Externally, the home benefits from front and rear gardens, providing outdoor space for tenants to enjoy. The layout and room sizes make this a consistently lettable property, appealing to families and working professionals alike. Fordfield Road is ideally positioned for access to Sunderland Royal Hospital, local schools and everyday amenities.

Excellent transport links connect to Sunderland city centre and surrounding areas, while nearby shops and supermarkets ensure convenience on the doorstep. With steady rental demand in the area, this represents a ready-made investment opportunity. Early viewing is recommended. Landlords only.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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