



Fordland Place, Ford Estate, SR4

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Fordland Place, Ford Estate, SR4

Offers In The Region Of £105,000

* 2 BEDROOM * SEMI DETACHED * FREEHOLD * GARDEN * DRIVEWAY * COUNCIL TAX BAND A * NO ONWARD CHAIN *

This two-bedroom semi-detached house on Fordland Place, Sunderland presents an excellent opportunity for buyers looking to put their own stamp on a well-maintained home in a convenient residential location.

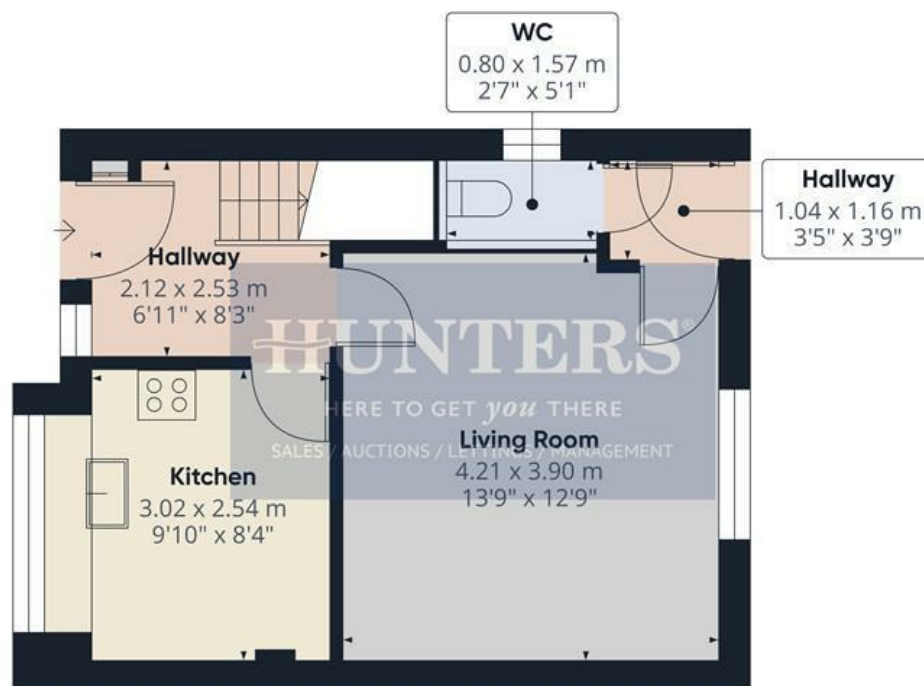
The ground floor offers a spacious reception room, filled with natural light from a large front-facing window, creating a welcoming space for relaxing or entertaining. A useful ground floor WC adds everyday practicality. The kitchen provides a functional layout with ample space for cooking and storage, while the property is presented in good overall condition and would benefit from some modernisation, allowing the next owner to update it to suit their own style.

Upstairs, the master bedroom features built-in wardrobes along with additional fitted storage, maximising the available space. The second bedroom is a comfortable double, ideal for guests, children or a home office. Completing the first floor is a partially tiled bathroom fitted with a bath.

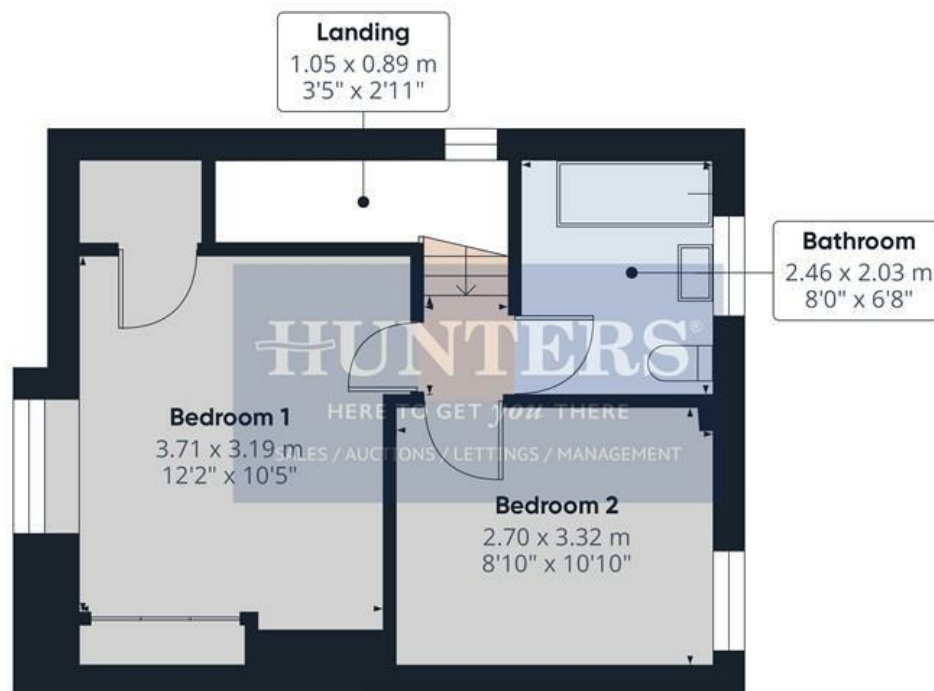
Externally, the property benefits from off-street parking and an enclosed rear garden, providing an enjoyable outdoor space for relaxing, gardening or spending time with family. Solar panels add an energy-efficient feature, helping to reduce running costs.

Fordland Place enjoys a convenient location with a range of local amenities close by, including shops, cafés and everyday services. Well-regarded schools are within easy reach, making the property an appealing choice for families, while nearby parks and green spaces provide opportunities for leisure and recreation. Excellent public transport links and road connections also offer straightforward access to Sunderland city centre and the surrounding areas.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

64.7 m²

698 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.

GIRAFFE360

Hallway

6'11" x 8'3"

Kitchen

9'10" x 8'3"

Living Room

13'9" x 12'9"

Hallway

3'4" x 3'9"

WC

2'7" x 5'1"

Landing

3'5" x 2'11"

Bedroom 1

12'2" x 10'5"

Bedroom 2

8'10" x 10'10"

Bathroom

8'0" x 6'7"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.





