

Fordland Place  
Ford Estate  
Sunderland  
SR4 6UR



good life  
sales & lettings



# Fordland Place

£79,995

## INTRODUCTION

FAMILY HOME OR BUY TO LET OPPORTUNITY - SPACIOUS 3 BEDROOM MID TERRACE HOUSE - 2 RECEPTION ROOMS - GOOD LOCATION CLOSE TO HOSPITAL - BUY TO LET OPPORTUNITY OR FAMILY HOME - HAS LANDLORD GAS AND ELECTRICAL CERTS - MARKET RENT @ £700pm +

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, carpets to first floor landing, radiator concealed behind cover. Built-in cupboard which houses electric meter and modern electric fuse box. Under stairs cupboard for storage, door leading off to kitchen and door leading off to reception room.

## KITCHEN

Measurements taken at widest point. Laminate wood-effect flooring, rear facing white uPVC double-glazed window, fitted kitchen with light wood-effect finish, contrast laminate work surface, integrated electric oven with 4 ring ceramic hob and extractor chimney in a stainless steel finish. Stainless steel sink, with single bowl, single drainer, matching tap. Space for washing machine, space for tall fridge freezer, wall mounted Combi boiler. UPVC door leading to rear courtyard.

## RECEPTION ROOM 1

Laminate wood-effect flooring, radiator concealed behind cover, front facing white uPVC double-glazed window. Open plan room with 2 steps leading down to second reception room.

## RECEPTION ROOM 2

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window with views over rear courtyard. Open plan to first reception room, door leading from entrance hall into second reception room but not into first.

## FIRST FLOOR LANDING

Carpeted stairs to half landing with door leading to bathroom. Followed by stairs to front landing with 3 doors leading to bedrooms.

## BATHROOM

Vinyl tile-effect flooring, double radiator, rear facing white uPVC double-glazed window, white bath with paneling and chrome taps, low level cistern toilet, single sink with chrome tap.

## BEDROOM 1

Carpet flooring, radiator, rear facing white uPVC double-glazed window, large double bedroom.

## BEDROOM 2

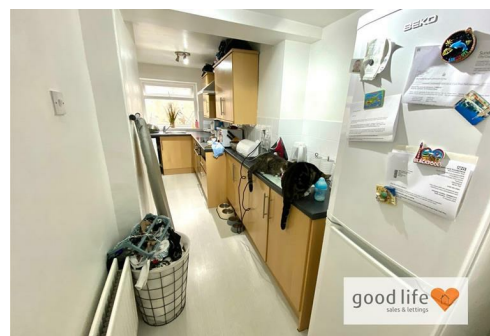
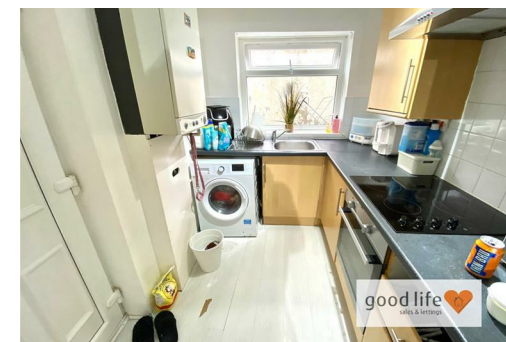
Carpet flooring, radiator, front facing white uPVC double-glazed window, double bedroom.

## BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window, smaller double bedroom.

## EXTERNALLY

Roller shutter with vehicle access, outside private space.



Local Authority  
Sunderland

Council Tax Band  
A

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



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



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