

Fordland Place  
Ford Estate  
Sunderland  
SR4 6UT



# Fordland Place

£87,500

## INTRODUCTION

3 BED MID TERRACE - WALKING DISTANCE TO HOSPITAL - EXCELLENT VALUE - NO CHAIN - WHEELCHAIR FRIENDLY ACCESS TO REAR - POTENTIAL BUY TO LET PROPERTY.

## ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, radiator, front facing white uPVC double-glazed window. 2 doors leading off to lounge and kitchen.

## KITCHEN

Vinyl flooring, front facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer, space and plumbing for a gas cooker. Wall mounted central heating boiler.

## LOUNGE

This is a good size lounge.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over the rear garden. Feature fire surround in a quartz finish with matching hearth and back and built-in coal-effect gas fire. Leading off the lounge to the rear is an enclosed rear lobby which has additional storage and uPVC double-glazed door leading to the rear garden.

## FIRST FLOOR LANDING

Door to the right leading to bedroom 3. 3 further doors leading off, 2 to bedrooms and 1 to bathroom.

## BEDROOM 3

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

## BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. Large built-in cupboard providing additional storage and shelving.

## BEDROOM 2

This is also a double bedroom.

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

Local Authority

Council Tax Band A

EPC Rating



## Contact

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