

Forest Road  
Ford Estate  
Sunderland  
SR4 0DY



good life sales & lettings

# Forest Road

£127,250

## INTRODUCTION

SUPERB 2 DOUBLE BED SEMI- BEAUTIFULLY PRESENTED INTERIOR - MULTI-VEHICLE DRIVEWAY - GENEROUS REAR GARDEN PLOT WITH SUNNY ASPECT - STYLISH INTERIOR - GREAT VALUE ...

## ENTRANCE HALL

Entrance via GRP double-glazed door. LVT flooring laid in herringbone pattern, radiator. Door leading off to WC, door leading off to lounge.

## WC

LVT flooring continued from the entrance hall, radiator, side facing white uPVC double-glazed window. Toilet with low level cistern, wall mounted sink with chrome taps. Electric consumer unit.

## LOUNGE

LVT flooring continued from the entrance hall for stunning effect, large double radiator, 2 white uPVC double-glazed windows, front facing and side facing, staircase to first floor landing, feature media wall with panelling either side. Door leading off to breakfasting kitchen

## BREAKFASTING KITCHEN

Measurements taken at widest points

Continuation of the LVT flooring from the lounge, radiator, large built-in cupboard providing storage, white uPVC double-glazed window looking out on to rear garden, GRP double-glazed door leading out to rear patio and garden. Lovely modern fitted kitchen with a range of wall and floor units in a white finish with complementary laminate work surfaces. Integrated electric oven, 4 ring gas hob and integrated extractor, stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer.

## FIRST FLOOR LANDING

Radiator, loft hatch, 3 doors leading off to, 2 to double bedrooms and 1 to bathroom.

## BEDROOM 1

Measurements taken at widest points.

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.

## BATHROOM

LVT flooring, white toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, glass shower screen over, shower fed from the main hot water system with chrome taps. Radiator, side facing white uPVC double-glazed window with privacy glass. Extractor fan.

## BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built-in cupboard providing storage. This is also a double bedroom.

## EXTERNALLY

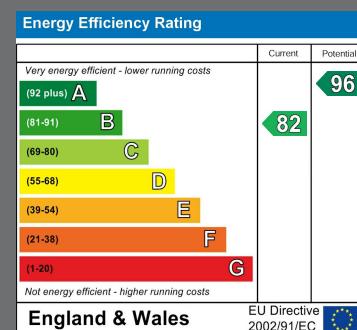
Driveway for multi-car parking, access down the side of the property to the rear.

The property enjoys a lovely spacious rear garden plot with sunny aspect, large patio area immediately adjacent to the rear of the house and a large area of well maintained lawn with perimeter fencing. Access from the rear of the property down the side of the property towards the driveway.



**Local Authority**  
Sunderland

**Council Tax Band**  
B



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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