

Fawn Road, Ford Estate, Sunderland, SR4

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Fawn Road, Ford Estate, Sunderland, SR4

£140,000

* 2 BEDROOM * FREEHOLD * SEMI DETACHED * DOUBLE DRIVEWAY * EV CHARGING * SOUTH FACING GARDEN *

New to the market: This two-bedroom semi-detached house is situated on Fawn Road in the popular Ford Estate area of Sunderland, offering well-proportioned accommodation, off-street parking and convenient access to local amenities.

The ground floor features a well-sized living room with dual aspect windows, allowing plenty of natural light, and stairs leading to the first floor. To the rear, the recently fitted kitchen/dining room offers a range of modern units, an integrated washing machine, induction hob and undermount sink, with direct access to the rear garden. A useful ground floor WC completes the layout.

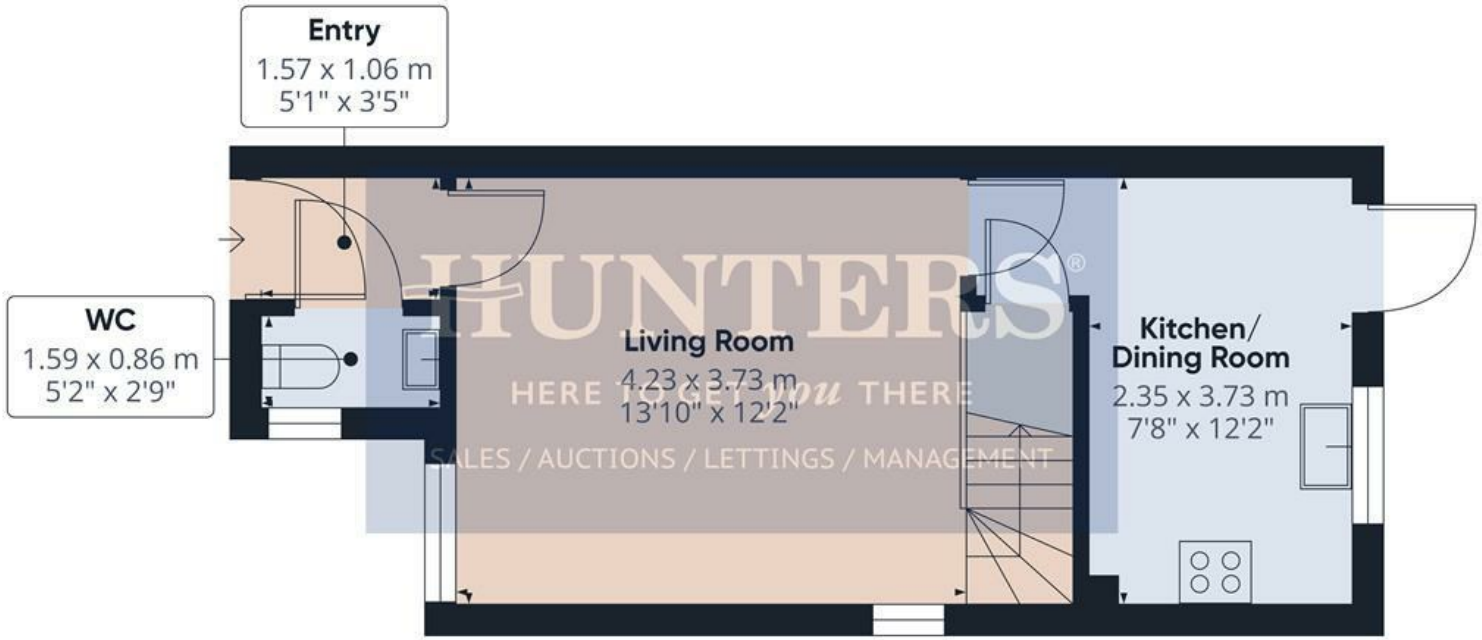
Upstairs, there are two well-proportioned bedrooms and a modern family bathroom, partially tiled and fitted with a bath and overhead rainfall shower.

Externally, the property benefits from a double driveway to the front, providing off-street parking, along with an EV charging point. To the rear is a good-sized, well-maintained south-facing garden, featuring a combination of lawn and paved seating areas.

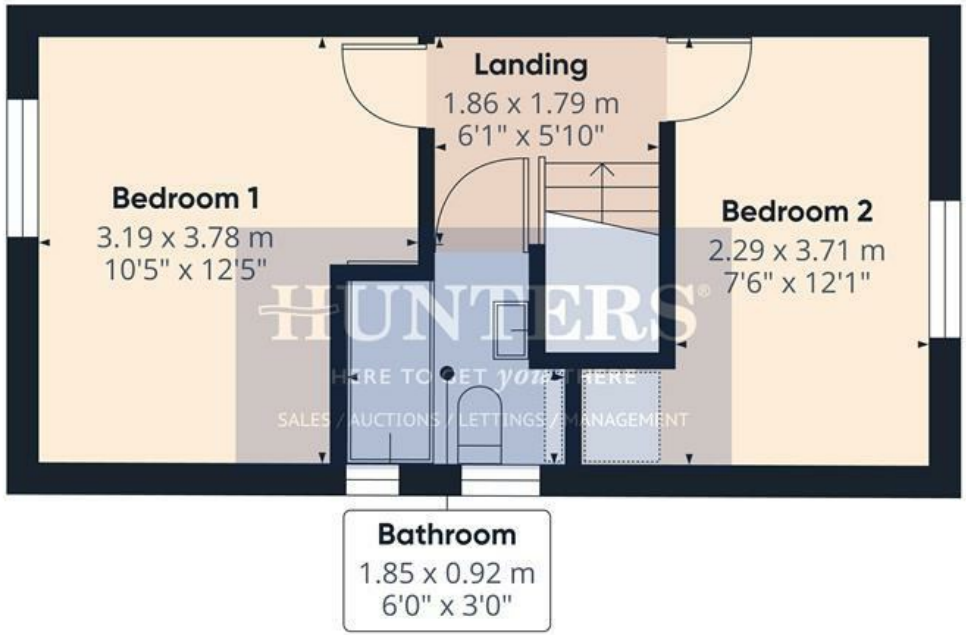
The property is conveniently positioned for local shops, schools and everyday amenities, with further retail facilities available at Hylton Riverside Retail Park. Sunderland city centre is also within easy reach, offering a wider choice of shopping, leisure and dining facilities, as well as access to the popular seafront areas of Roker and Seaburn.

Public transport links are available via nearby bus routes, providing connections to Sunderland city centre and surrounding areas, where further transport links include Sunderland railway station and the Tyne and Wear Metro network.

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Floor 0



Floor 1



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Approximate total area(1)

56.5 m²

607 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.

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Entry
5'1" x 3'5"

WC
5'2" x 2'9"

Living Room
13'10" x 12'2"

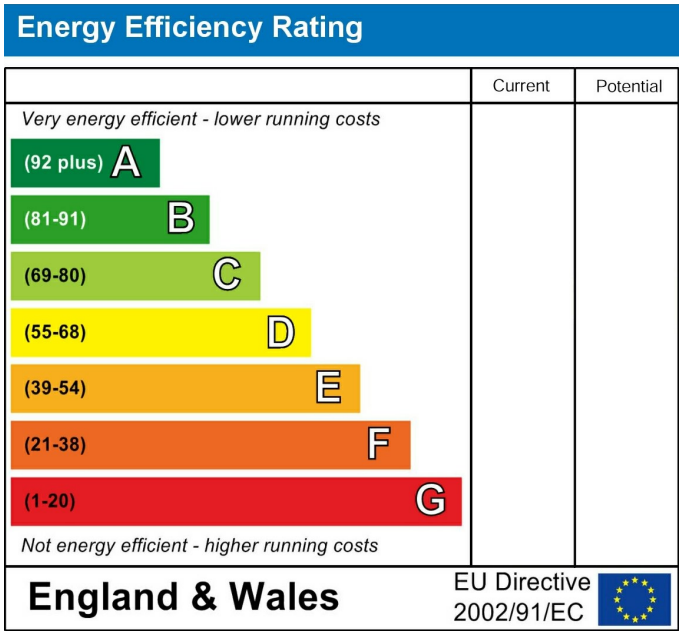
Kitchen/Dining Room
7'8" x 12'2"

Landing
6'1" x 5'10"

Bedroom 1
10'5" x 12'4"

Bedroom 2
7'6" x 12'2"

Bathroom
6'0" x 3'0"



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.


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