



## 2 bed semi-detached house to buy in SR4

Flodden Road, Ford Estate, Sunderland, Tyne and Wear, SR4 0BT

**£94,950**

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ 2 bedroom semi-detached house
- ✓ Popular location
- ✓ Vacant possession
- ✓ Ideal for first time buyers and Investors
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to present to the market this well-appointed two bedroom semi-detached home, located in the ever-popular Ford Estate in Sunderland. This property represents a fantastic opportunity for first time buyers as well as investors seeking to begin or expand their portfolio.

### Location Benefits

Ideally positioned for easy access to a range of local amenities, shopping centres, and highly regarded education facilities. The property offers excellent connectivity into Sunderland City Centre and across the North East, supported by a comprehensive road and public transport network.

### Accommodation Details

- Ground Floor:
- Entrance hall leading to a welcoming living room
- Spacious kitchen/diner, ideal for family meals and entertaining

### First Floor:

Two well-proportioned bedrooms offering ample space and comfort

Family bathroom

### External Features

- Large lawn garden to the rear, perfect for outdoor activities and relaxation
- Front lawn garden with paving, providing potential for off-street parking

## Suitability

This property is ideal for those looking to take their first step onto the property ladder or for investors interested in acquiring a well-located home with strong potential for rental return.

## Viewing Arrangements

Viewing is highly recommended to fully appreciate the quality and potential of this home. Early inspection is advised to avoid disappointment and missing out on this superb opportunity.

For further details or to arrange a viewing, please contact our Sunderland team at Pattinson Estate Agents.

Council Tax Band: A

Tenure: Freehold

Price: £94,950

Property Type: Semi-detached house

Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Living Room



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## Kitchen



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## Dining Room



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## Bedroom 1



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## Bedroom 2

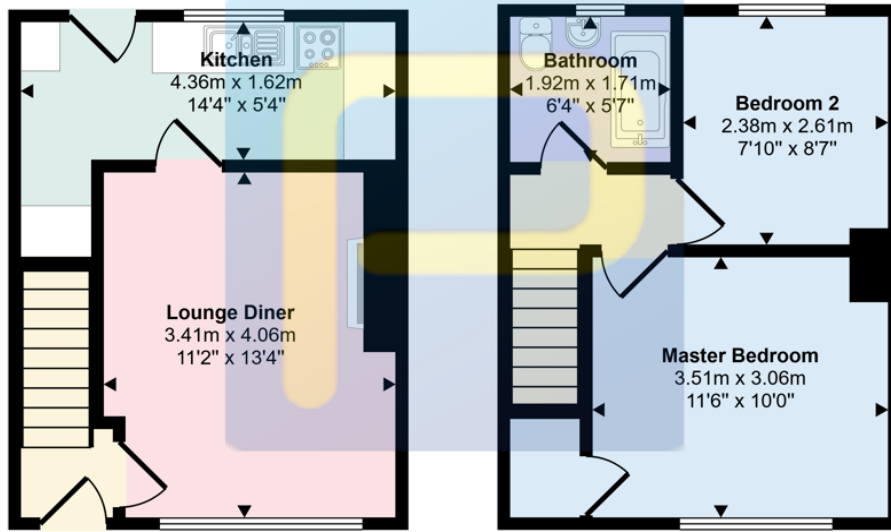


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## family bathroom



Approx Gross Internal Area  
52 sq m / 556 sq ft



Ground Floor  
Approx 26 sq m / 275 sq ft

First Floor  
Approx 26 sq m / 281 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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