



Ferryboat Lane, Sunderland, SR5

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# Ferryboat Lane, Sunderland, SR5

Asking Price £125,000

FERRYBOAT LANE • SEMI DETACHED HOUSE • 3 BEDROOMS • FREEHOLD • COUNCIL TAX BAND - A • EPC RATING - TBC •

Welcome to this impressive semi-detached home, ideally located in the heart of Sunderland. Offering a great combination of comfort and practicality, this property is a solid opportunity for first-time buyers, growing families, or anyone looking to settle in one of the North East's most welcoming communities.

Spanning 772 square feet, the home is laid out well to make excellent use of every inch of space. A real highlight is the presence of the open plan living-dining rooms, making it a versatile space.

Three bedrooms offer comfortable and private spaces for the whole family, while the conveniently located bathroom serves the household with ease. There is also genuine potential for any buyer wishing to add their own personal touch and modernise the space to their taste.

Outside, the property benefits from the traditional appeal of a semi-detached home, with outdoor space offering further potential to create a garden you can truly enjoy. The surrounding neighbourhood is friendly and well-established, with local shops, schools, and amenities all within easy reach. Excellent transport links ensure that Sunderland city centre and the wider region are easily accessible.

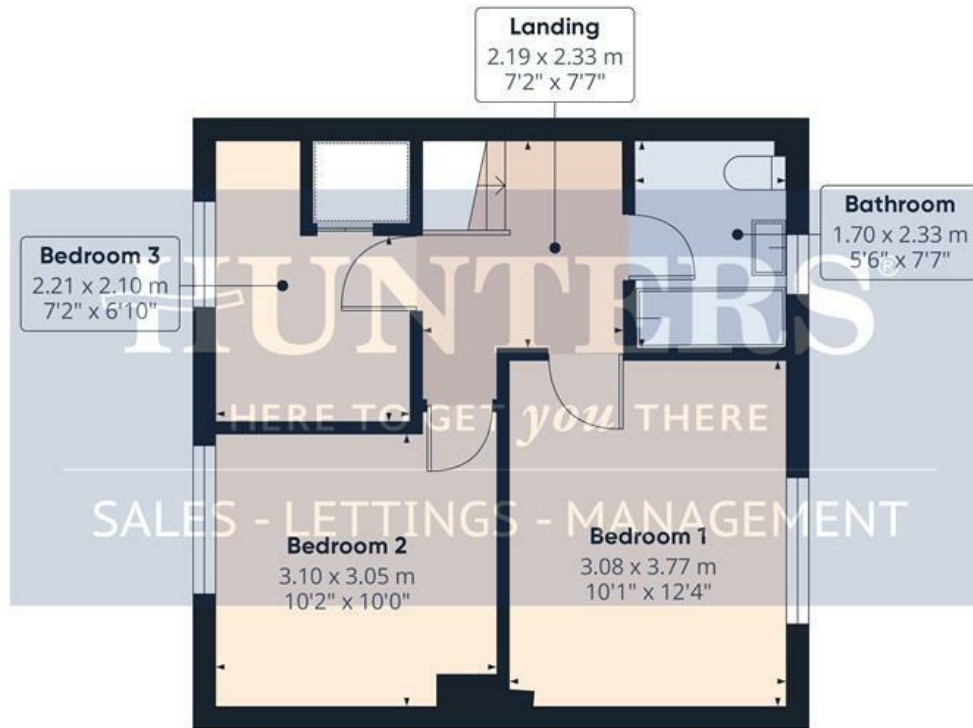
Additional information: The roof was replaced 8 years ago, and the boiler was replaced 18 months ago.

Viewing is highly recommended — homes like this do not stay available for long.

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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

71.7 m<sup>2</sup>

772 ft<sup>2</sup>

(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.

### Hallway

10'7" x 5'10"

This welcoming hallway features a light wooden floor and a neutral decor. It provides access to the staircase leading upstairs and connects smoothly to the living areas of the home.

### Living Room

10'7" x 12'6"

The living room is a bright and inviting space with light wooden flooring and cream painted walls. A large bay window allows plenty of natural light to flood the room, enhancing its warm and welcoming atmosphere. The room opens up into the dining area, offering a pleasant flow between the two spaces.

### Dining Room

9'2" x 10'1"

The dining room complements the living area with matching light wooden flooring and neutral walls. which extends the sense of space and light. This room is ideal for family meals or entertaining guests, with easy access to the kitchen nearby.

### Kitchen

9'2" x 9'6"

Bright and practical, the kitchen features white cabinetry with contrasting wooden worktops and tiled splashbacks. It is equipped with a built-in oven, gas hob and extractor hood, and space for a free standing washing machine, dryer and fridge freezer. The space benefits from a window over the sink that lets in natural light, and a door providing access to the rear garden, making it a convenient and well-organised cooking area.

### Landing

7'2" x 7'7"

Upstairs, the landing is carpeted in a soft neutral tone and offers access to all bedrooms and the bathroom. The space benefits from natural light, contributing to the bright and airy feel of the upper floor.

### Bedroom 1

10'1" x 12'4"

The main bedroom is a restful retreat decorated in soft neutral shades with a feature grey accent wall behind the bed. There is plenty of space for a bed and clothes storage without making the room feel cluttered. The room is carpeted in a light grey tone and features a large window, allowing plenty of natural light to filter through.

### Bedroom 2

10'2" x 10'0"

Bedroom 2 is a bright and spacious room carpeted in blue, with a large window. It has plenty of space for a double bed, or even a king size with room left over for wardrobes.

### Bedroom 3

7'2" x 6'10"

Bedroom 3 is a smaller single bedroom with a storage cupboard above the stairs. A window provides natural daylight, creating a cosy and inviting atmosphere.

### Bathroom


5'6" x 7'7"

The bathroom is fitted with modern fixtures including a white sink, toilet, and a bath with an overhead shower. The walls are tiled in neutral tones, complemented by a window that allows natural light in while maintaining privacy. A chrome heated towel rail and storage cabinet add practical touches to this clean and contemporary space.

### Rear Garden

The rear garden offers a pleasant outdoor space with a paved patio area and a lawned section surrounded by fencing for privacy. It is a great area for outdoor relaxation or for children to play safely, with a brick walled shed providing useful additional storage.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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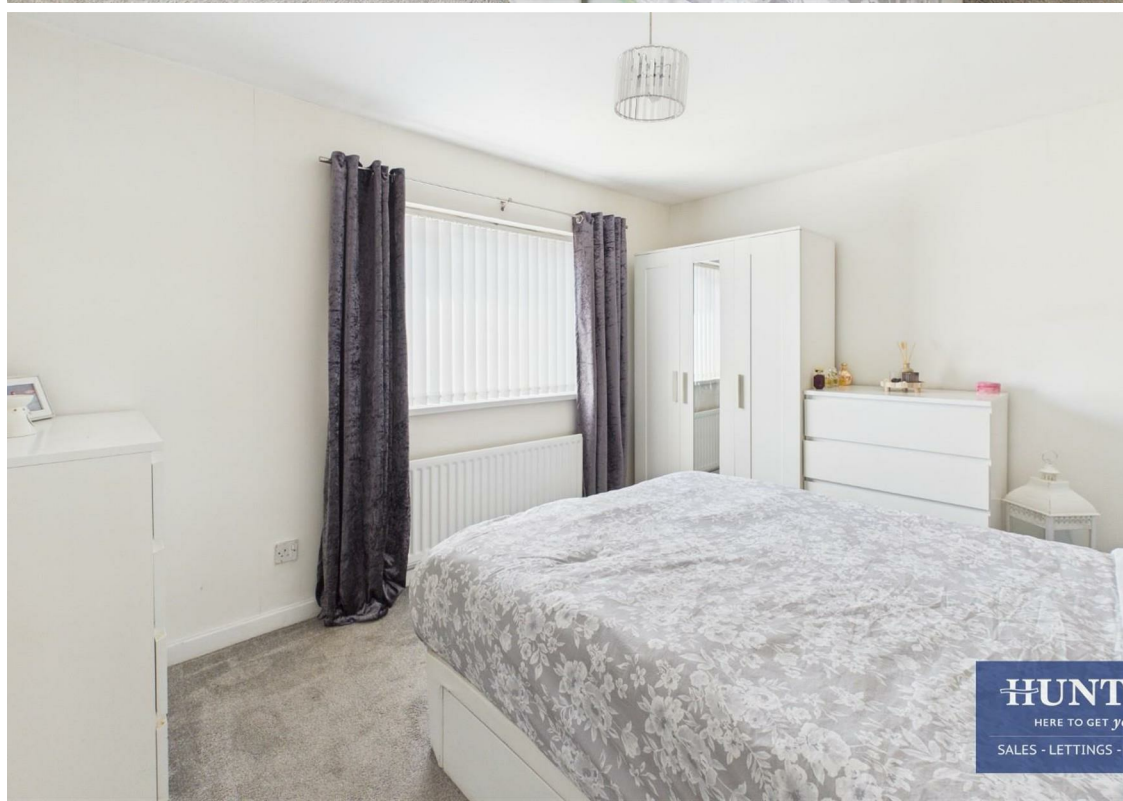


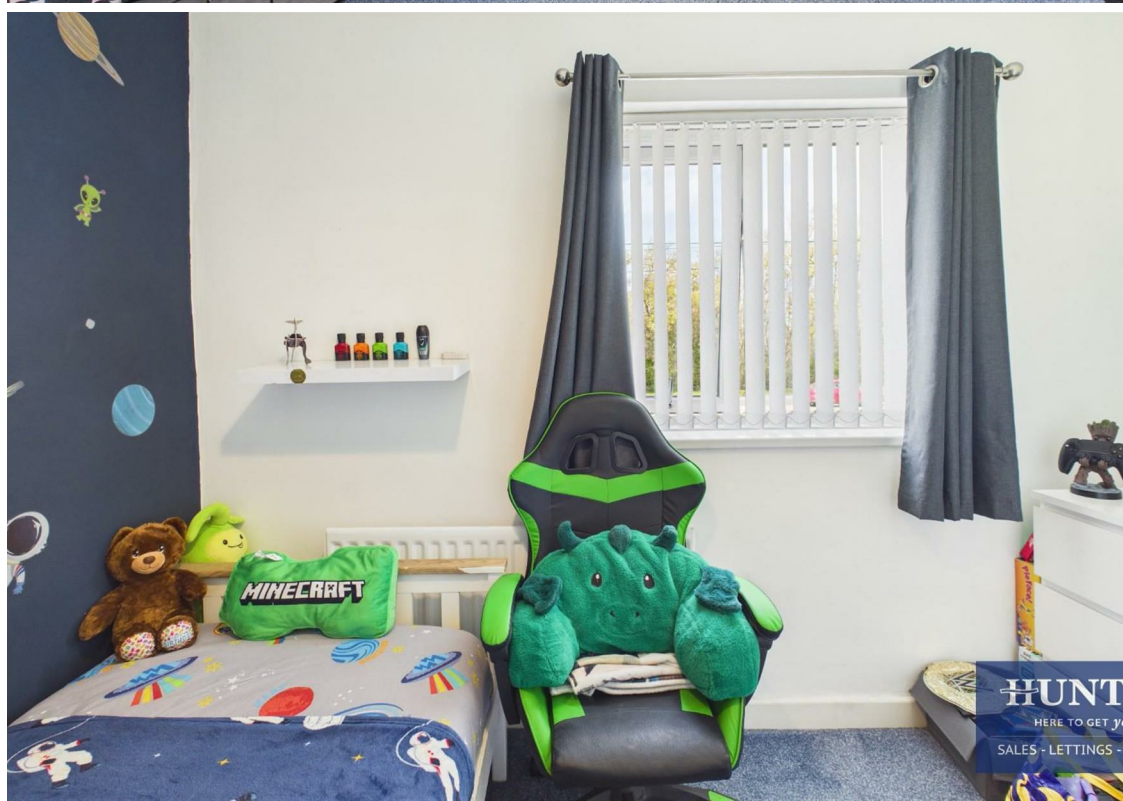
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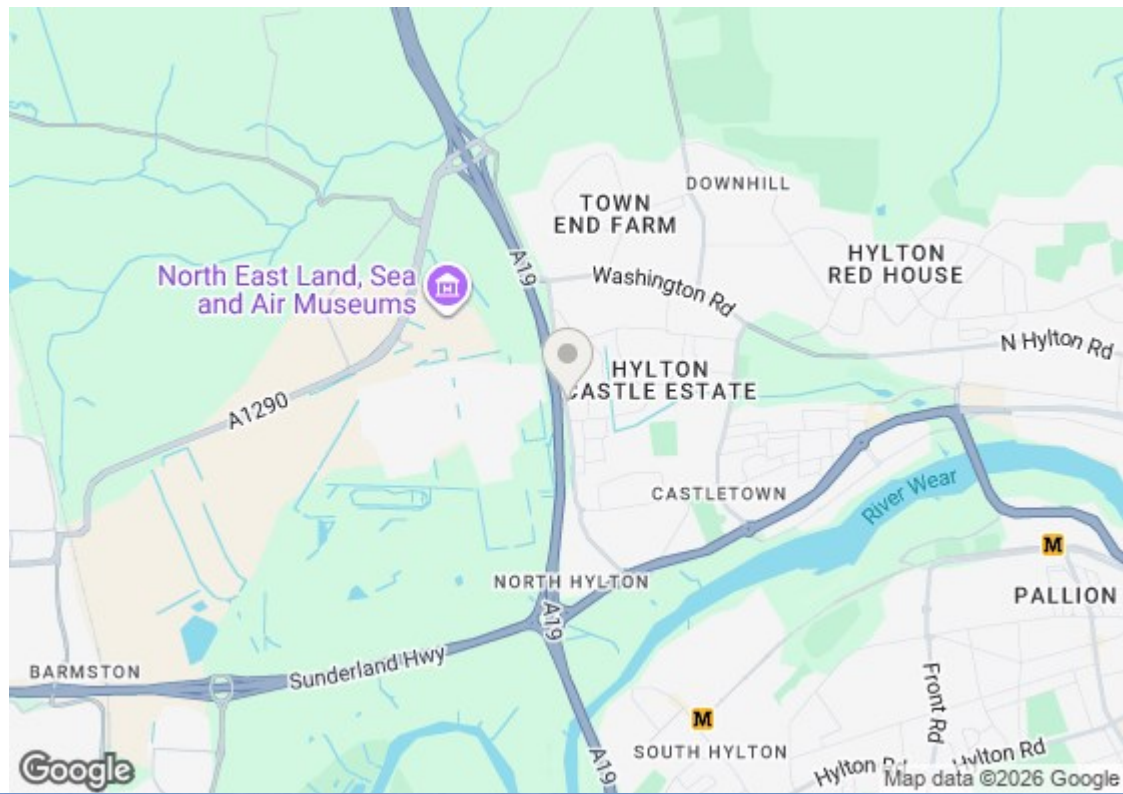


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