



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

Cawnpore Square, Ford Estate,  
Sunderland, Tyne and Wear, SR4 6XH

**£50,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ 2 bedroom semi-detached house
- ✓ For sale by modern auction
- ✓ Vacant possession
- ✓ Huge potential

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

\*\* FOR SALE VIA ONLINE AUCTION - FEE'S APPLY \*\*

Pattinson Estate Agents are delighted to welcome to the auction market this two-bedroom semi-detached family home, perfectly positioned on a highly generous plot within the ever-popular Ford Estate, Sunderland.

This property represents an outstanding opportunity for property investors, developers, or first-time buyers looking for a rewarding project.

While the property requires a full scheme of modernisation and updating, it boasts huge potential to add significant capital value or create a beautiful bespoke family home.

A standout feature of this property is its extensive surrounding grounds, offering a larger-than-average garden footprint for the area.

This footprint provides excellent scope for future extensions, outbuildings, or bespoke landscaping, subject to the necessary planning permissions.

Ideally located within the heart of the SR4 community, the property benefits from excellent transport links, easy access to local amenities, and close proximity to Sunderland Royal Hospital and the vibrant city centre.

Accommodation

Ground Floor

Entrance Hall: Stairs leading to the first floor.

Lounge: Spacious primary living room featuring large windows to the front elevation, offering a bright and airy canvas.

Kitchen / Diner: Fitted kitchen area with window overlooking the expansive rear grounds and space for dining furniture.

#### First Floor

Landing: Window to the side, loft access hatch.

Bedroom One: Large double bedroom to the front elevation with built-in cupboard storage.

Bedroom Two: Double bedroom to the rear elevation with open views over the extensive rear garden.

Family Bathroom: Wet room conversion.

#### Exterior

Front & Side: Gated access to a lawned area wrap-around garden plot.

Rear Garden: An exceptionally large rear garden plot offering complete privacy, ideal for families, keen gardeners, or structural extension potential.

Early viewing is highly recommended to appreciate the scale of the plot and the excellent potential on offer. Contact the Pattinson Sunderland Team today to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £50,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room



## Kitchen



## Dining Room



## Bedroom 1



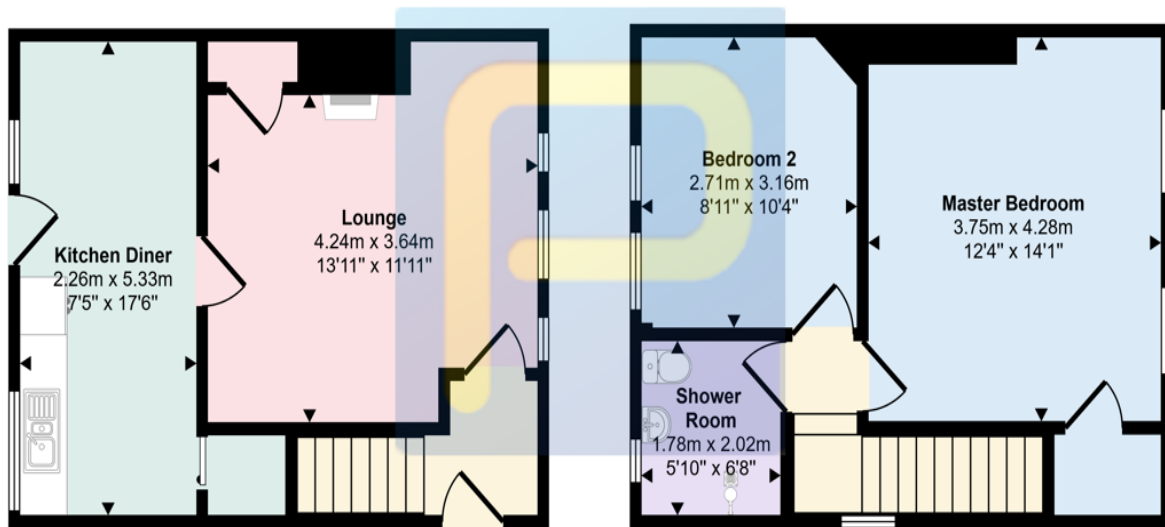
## Bedroom 2



## Bathroom



Approx Gross Internal Area  
71 sq m / 763 sq ft



Ground Floor  
Approx 35 sq m / 379 sq ft

First Floor  
Approx 36 sq m / 383 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.

Cawnpore Square, Ford Estate, Sunderland, Tyne and Wear, SR4 6XH

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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