

FOR SALE



## Newlands Avenue Sunderland SR3 1XW

Sought After Location  
Rewiring  
2 Bathrooms  
PRICED FOR QUICK SALE  
Easy Access to City Centre &  
A19

Modern Breakfasting Kitchen  
2 Bedrooms to First Floor  
Vacant Possession  
Close to Many Amenties  
Close to Barnes Park

**£187,500**

### Main Rooms and Dimensions



Ground Floor	Bedroom 3 8'5" x 6'5"
Entrance Hallway	Bathroom
Lounge/Diner 28'1" into bay x 11'10" into alcove	Outside
Breakfasting Kitchen 20'6" x 12'10" max narrowing to 6'10"	Tenure Leasehold
Bedroom 1 13'0" max including fitted robes x 12'10" into bay	Important Notice
Shower Room	Important Notice
First Floor Landing	Fawcett Street Viewings
Bedroom 2 18'9" x 10'10" max including fitted robes	Opening Times
	Ombudsman

Welcome to *your* place in Sunderland

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