

FOR SALE



Warenes Street Sunderland SR4 6PA

- Spacious Cottage
- Modern Breakfasting Kitchen
- Courtyard to the Rear
- Easy Access To Sunderland Hopsital
- Viewing Is Highly Recommended
- All On One Level
- Bathroom Incorporating A Shower
- Roller Shutter Door Giving Access to Off Street Parking
- Walking Distance to Pallion Metro
- Awaiting EPC

£70,000

Main Rooms and Dimensions

- | | |
|--|-------------------------|
| Ground Floor | Bedroom 3 8'5" x 9'7" |
| Entrance Hall | Outside |
| Lounge 13'7" into alcove x 12'9" | Tenure Freehold |
| Breakfasting Kitchen 15'8" x 5'8" extending to 9'9" into recess area | Important Notice |
| Rear Lobby | Important Notice |
| Bathroom | Fawcett Street Viewings |
| Bedroom 1 12'11" x 8'11" | Opening Times |
| Bedroom 2 13'6" x 7'5" | Ombudsman |

Welcome to *your* place in Sunderland



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