

FOR SALE



Welcome to *your* place in Sunderland

## Simonside Road Sunderland SR3 4EP

Spacious Semi-Detached Home  
Large Lounge  
Lawned Gardens to the Front and Rear  
Close to Great Schools  
Great Investment Opportunity

Three Generous Sized Bedrooms  
Spacious Dining/Kitchen  
Useful Two Roomed Outhouse  
Convenient for A19 & City Centre  
Viewings Highly Recommended!

**£105,000**

### Main Rooms and Dimensions



Porch	Outside
Hall	
Lounge 14'4" maximum x 13'10"	Outhouse Room 1 6'2" x 7'0"
Dining/Kitchen 21'3" x 9'0"	Outhouse Room 2 7'1" x 6'0"
First Floor Landing	Important Notice Fst
Bedroom 1 13'4" x 9'5"	Important Notice2 Fst
Bedroom 2 10'0" x 8'10" (not including built in wardroes)	Opening Times
Bedroom 3 7'7" not including recess x 7'9"	Fawcett Street Viewings
Bathroom	Tenure Freehold
	Ombudsman Fst

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**Tried. Trusted. Recommended.**