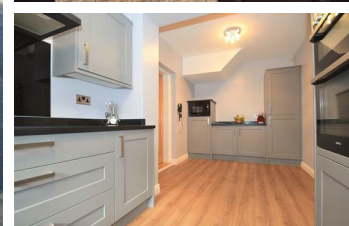


FOR SALE



Albyn Gardens Sunderland SR3 1UR

Extended Home
Corner Plot
Attractive Gardens Front Side & Rear
Highly Sought After Location
Close to Many Amenities & Good Schools

Stylish Interior
Stunning Kitchen
Garage & Driveway
Easy Access to A19 & City Centre
Ideal for Families

Reduced to £265,000

Main Rooms and Dimensions



Reception Hall	Bedroom 4 8'11" x 7'0" (maximum including fitted wardrobes)
Sitting Room 20'4" x 12'11"	Family Bathroom
Lounge 13'7" into bay x 13'5" into alcove	Shower Room
Dining Room 11'1" x 11'10" into alcove	Outside
Kitchen 19'0" x 8'5"	Tenure Freehold
Utility 7'8" x 4'9"	Important Notice
Cloakroom WC	Important Notice
First Floor Landing	Fawcett Street Viewings
Bedroom 1 16'2" into bay x 12'11" (maximum including fitted)	Opening Times
Bedroom 2 13'9" into bay x 9'4" (not including fitted wardro)	Ombudsman
Bedroom 3 11'2" x 9'3" (not including fitted wardrobes)	Tenure Freehold

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