

# FOR SALE

Welcome to *your* place in Sunderland



## Riversdale Terrace Sunderland SR2 7NQ

Generously Proportioned House  
4 Bedrooms  
Courtyard to Rear  
Vacant Possession  
Walking Distance of City Centre  
& Metro Station

Spacious Accommodation  
3 Reception Rooms  
No Upward Chain  
Ideal for Investors & Families  
Viewing Recommended

**Offers over £99,950**

### Main Rooms and Dimensions



Ground Floor  
Entrance Vestibule  
Reception Hall  
Cloakroom/WC  
Lounge 16'2" into bay x 15'2" into alcove  
Dining Room 13'6" x 13'3" into alcove  
Breakfast Room 12'0" x 9'6"  
Kitchen 12'11" x 8'10"  
First Floor Landing  
Bedroom 1 16'1" into bay x 11'10"  
Bedroom 2 13'6" x 13'4" into alcove

Bedroom 3 9'11" x 6'7"  
Bedroom 4 9'8" x 10'5"  
Bathroom  
Outside  
Tenure Freehold  
Important Notice  
Important Notice  
Fawcett Street Viewings  
Opening Times  
Ombudsman  
Council Tax Band

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

**Tried. Trusted. Recommended.**