

# FOR SALE

Welcome to *your* place in Sunderland



## Langham Gate Sunderland SR2 8AT

Stunning First Floor Apartment  
Superb En-Suite Shower Room  
Impressive Open Plan Living Space  
Walking Distance For the City Centre  
Good Transport Links

Two Generous Sized Bedrooms  
Stunning Modern Bathroom  
Allocated Parking  
Suitable for Working Professionals  
Viewing Highly Recommended

### Offers over £115,000

#### Main Rooms and Dimensions



Communal Entrance  
Private Accommodation  
Hall  
Open Plan Lounge, Dining and Kitchen  
Area 21'1" x 16'7"  
Master Bedroom 16'4" x 10'0"  
Dressing Area 7'0" x 5'7"  
En-Suite Shower Room  
Bedroom 2 13'6" x 9'1"

Bathroom  
Outside  
Important Notice  
Important Notice  
Tenure  
Fawcett Street Viewings  
Opening Times  
Ombudsman

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

**Tried. Trusted. Recommended.**