

# FOR SALE

Welcome to *your* place in Sunderland



## Ancona Street Sunderland SR4 6TJ

Impressive Home  
Ground Floor Bathroom  
Garage  
Close to Metro Station  
Close to Good Schools & Shops

Ideal For Families  
Beautiful Kitchen  
Rear Courtyard  
Easy Access to City Centre & A19  
Viewings are Highly Recommended

**£69,950**

### Main Rooms and Dimensions



Ground Floor  
Entrance Hall  
Lounge 19'8" into alcove and including staircase  
x 14'4"  
Breakfasting Kitchen 17'11" x 7'7"  
Lobby  
Bathroom  
Bedroom 1 15'11" into alcove x 13'3"  
First Floor Landing  
Bedroom 2 18'6" x 7'3"

Bedroom 3 14'2" x 7'6"  
Outside  
Important Notice  
Important Notice  
Sales Viewing Arrangements  
Opening Hours  
Ombudsman  
Tenure Freehold  
Council Tax Band

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**Tried. Trusted. Recommended.**