

FOR SALE

Welcome to *your* place in Sunderland



Philip Square Sunderland SR3 1RD

Attractive Home
Beautiful Kitchen
Light Contemporary Feel
Throughout
Ideal for Families
Easy Access to A19 & City Centre

Modern Lounge
Substantial Rear Gardens
Cul De Sac Position
Close to Excellent Schools
Viewing Highly Recommended

£89,950

Main Rooms and Dimensions

Ground Floor
Reception Hall
Lounge (front) 13'8" x 14'6"
Kitchen 7'9" x 17'9"
Side Lobby with Ground Floor WC
Utility 7'7" x 7'0"
First Floor Landing
Bedroom 1 (front) 9'7" x 17'5"
Bedroom 2 (rear) 9'8" x 12'1"

Bedroom 3 (rear) 8'10" x 10'8"
Bathroom 8'10" x 6'7"
Outside
Tenure Freehold
Important Notice
Important Notice
Fawcett Street Viewings
Opening Times
Ombudsman



Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended.