

FOR SALE

Welcome to *your* place in Sunderland



Falmouth Road Sunderland SR4 6PG

VIRTUAL VIEWING AVAILABLE

Modern Breakfasting Kitchen
Driveway & Garage
Vacant Possession
Easy Access to A19 & City
Centre

Ready to Move Into

Low Maintenance Gardens
No Upward Chain
Close to Many Local Amenities
Viewing Recommended

O.I.R.O £94,950

Main Rooms and Dimensions

Ground Floor

Entrance Lobby

Lounge 13'9" x 12'3"

Breakfasting Kitchen 17'4" x 7'4"

Conservatory 11'9" x 9'10"

First Floor Landing

Bedroom 1 11'7" x 9'2"

Bedroom 2 10'2" x 10'0"

Shower Room

Outside

Council Tax Band

Tenure Freehold

Important Notice Part 1

Important Notice Part 2

Sales Viewing Arrangements

Opening Times

Ombudsman



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

Tried. Trusted. Recommended.