

FOR SALE

Welcome to *your* place in Sunderland



Park Place East Sunderland SR2 8EE

Substantial Period Home	Recently Renovated
Modern and Character Fittings Throughout	4 Spacious Bedrooms
Impressive Good Sized Kitchen	Striking Reception Hall with access to Cellar
Enclosed Courtyard with Gated Access	No Upward Chain
Superb Convenient Location	Viewing Unreservedly Recommended

O.I.R.O £300,000

Main Rooms and Dimensions



Ground Floor	Family Bathroom
Entrance Vestibule	Top Floor Landing
Reception Hall	Bedroom 3 14'6" x 12'9"
Cloakroom/WC	Bedroom 4 14'5" x 9'1"
Lounge 17'8" into alcoves x 19'7" into bay	Study 7'5" x 12'7"
Dining Room 17'6" into bay x 15'3" into alcoves	Outside
Dining Kitchen 34'1" x 11'10" narrowing to 7'10"	Cellar
Half Landing	Tenure Freehold
Separate WC	Fawcett Street Viewings
First Floor Landing	Important Notice
Master Bedroom 15'3" into alcoves 17'2"	Important Notice
En-Suite Bathroom	Opening Times
Bedroom 2 14'9" x 13'11"	Ombudsman
Half Landing	

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Tried. Trusted. Recommended.