

FOR SALE

Welcome to *your* place in Sunderland



Park Place East Sunderland SR2 8EE

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