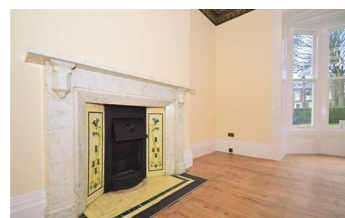


# FOR SALE

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                                     |                         |

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

**Tried. Trusted. Recommended.**