

FOR SALE



Weardale Avenue Sunderland SR6 8AU

Spacious 3 Bed 3 Rec Room Semi
perfect for families
Delightful Rear Gardens
In catchment area for Whitburn
Academy
South Facing Rear Garden
Vacant possession and No Upward
Chain

Massive potential
Garage & Driveway
Walking Distance of the Sea Front
Close to Many Local Amenities
FREEHOLD TITLE! Viewing Essential!

£260,000

Main Rooms and Dimensions

Ground Floor	Bedroom 3 (rear) 11'6" x 12'1"
Entrance Porch	Shower Room
Reception Hall	Second Washroom
Lounge/Diner 25'7" x 14'8"	Outside
Sun Lounge 8'6" x 12'8"	Tenure Freehold
Kitchen	Important Notice
Family Room 14'0" x 12'2"	Important Notice
Ground Floor Washroom	Sea Road Viewings
First Floor Landing	Opening Times
Bedroom 1 (front) 13'6" x 9'0"	Ombudsman
Bedroom 2 (rear) 12'1" x 12'3"	

Welcome to *your* place in Sunderland



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

Tried. Trusted. Recommended.