

FOR SALE



Welcome to *your* place in Sunderland



Weardale Avenue
Sunderland SR6 8AU

Generous Room Sizes
Large Conservatory
Close to Sea Front
Close To Excellent Schools
Fantastic Views

Three Bedrooms
Viewing A Must
Ample Off Street Parking
Sought After Location
No Upward Chain

£275,000

Main Rooms and Dimensions

Entrance Porch	Shower Room 8'10" x 5'4"
Inner Hall	Separate WC 4'1" x 2'8"
Reception Hall	Outside
Lounge 20'10" x 11'11"	Garage 20'2" x 12'11"
Kitchen 11'6" x 8'9"	Important Notice
Conservatory 20'11" x 16'3"	Important Notice
First Floor Landing	Tenure
Bedroom 1 11'11" x 11'11"	Sea Road Viewings
Bedroom 2 12'5" x 10'5"	Ombudsman
Bedroom 3 8'11" x 6'9"	

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

Tried. Trusted. Recommended.