

# FOR SALE

Welcome to *your* place in Sunderland



## Mill View Avenue Sunderland SR6 9HU

Stunning Semi-Detached Home  
Attractive Lounge and Dining Room  
Attractive Bathroom Suite  
Garage and Driveway  
Close to Sea Road Shopping Centre

Four Superb Bedrooms  
Stunning Kitchen  
Attractive front and Rear Gardens  
Close to The Beach  
Viewings are Highly Recommended!

**O.I.R.O £240,000**

### Main Rooms and Dimensions

Ground Floor  
Entrance Porch  
Reception Hall  
Lounge (Front) 11'1" x 11'10"  
Dining Room 14'2" x 11'10"  
Kitchen 8'9" x 14'2"  
Utility 9'6" x 6'2"  
Garage/Store Room 7'10" x 10'7"  
First Floor Landing  
Bedroom 1 (Front) 11'1" x 11'10"  
Bedroom 2 (Front) 11'3" x 11'10"

Bedroom 3 (Rear) 15'2" x 8'9"  
Bedroom 4 (Front) 8'1" x 9'3"  
Family Bathroom  
Outside  
Important Notice  
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Tenure  
Sea Road Viewings  
Opening Times  
Ombudsman



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**Tried. Trusted. Recommended.**