

FOR SALE

Welcome to *your* place in Sunderland



Carlyon Street Sunderland SR2 7DB

Generously Proportioned House
2 Kitchen Areas
4 First Floor Bedrooms
Walking Distance of the City Centre
Easy Reach of Good Schools & University

2 Spacious Reception Rooms
Shower Room
Rear Courtyard with Off Street Parking
Close to Park Lane Interchange & Metro
Viewing Recommended

Offers over £125,000

Main Rooms and Dimensions



Ground Floor
Entrance Vestibule
Reception Hall
Cloakroom
Lounge 16'0" into bay x 14'4" into alcove
Dining Room 14'1" x 12'2" into alcove
Kitchen 12'11" x 9'2"
Additional Kitchen Area
First Floor Landing
Bedroom 1 14'0" x 11'1"
Bedroom 2 13'3" x 9'3"

Bedroom 3 9'8" x 8'3"
Bedroom 4 9'4" x 7'10"
Shower Room
Outside
Tenure Freehold
Important Notice
Important Notice
Fawcett Street Viewings
Opening Times
Ombudsman

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

Tried. Trusted. Recommended.