

FOR SALE

Welcome to *your* place in Sunderland



## Wroxham Court Sunderland SR2 9PG

Superb Corner Plot  
Three Good Size Bedrooms  
Mature Gardens Front Side &  
Rear  
Ideal for Families  
Easy Reach of the City Centre

Ready to Move Into Condition  
Spacious Dining Kitchen  
Garage & Driveway  
Close to Excellent Schools  
No Upward Chain

**Offers over £154,950**

### Main Rooms and Dimensions



Ground Floor  
Entrance Lobby  
Lounge 13'10" x 14'2"  
Kitchen 13'3" x 8'9"  
Dining Room 10'7" x 10'7"  
Bathroom  
First Floor Landing  
Bedroom 1 15'7" max x 11'0"  
Bedroom 2 10'8" x 9'1"

Bedroom 3 12'4" x 8'0" max  
measurements  
Outside  
Tenure Freehold  
Important Notice  
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Fawcett Street Viewings  
Opening Times  
Ombudsman

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

**Tried. Trusted. Recommended.**