

FOR SALE



## Bevan Avenue Sunderland SR2 0JN

Extended Home  
3/4 Bedrooms  
Enclosed Rear Gardens  
Ideal for Families close to Good  
Schools  
Vacant Possession & No Upward  
Chain

Beautiful Breakfasting Kitchen  
Modern Bathroom  
Garage  
Easy Access to A19 & City Centre  
Viewing a Must!

**Offers over £99,950**

### Main Rooms and Dimensions



|  |  |
|--|--|
| Ground Floor                               | Bedroom 2 13'5" x 10'3" maximum measurements |
| Entrance Porch                             | Bedroom 3 10'1" x 8'9" max narrowing to 5'4" |
| Hallway                                    | Bathroom                                     |
| Lounge 12'11" into alcoves x 10'4"         | Outside                                      |
| Dining Room 12'10" into alcoves x 12'9"    | Tenure Freehold                              |
| Breakfasting Kitchen 16'7" x 10'4" maximum | Important Notice                             |
| Utility 8'2" x 4'7"                        | Important Notice                             |
| Family Room/Bedroom 4 9'6" x 9'3"          | Fawcett Street Viewings                      |
| Shower Room                                | Opening Times                                |
| First Floor Landing                        | Ombudsman                                    |
| Bedroom 1 11'8" x 10'6" maximum            |  |

Welcome to *your* place in Sunderland

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Tried. Trusted. Recommended.