

FOR SALE

Welcome to *your* place in Sunderland



## Nursery Road Sunderland SR3 1NX

Highly Regarded Location  
Impressive Rear Gardens  
No Upward Chain  
Close to Excellent Schools

Ideal for Families

In Need of Modernisation  
Garage & Driveway  
Close to Many Local Amenities  
Easy Access to City Centre &  
A19

Viewing Highly Recommended

**£159,950**

### Main Rooms and Dimensions

Ground Floor  
Entrance Porch  
Hallway  
Lounge 11'10" into alcoves x 12'11" into bay  
Dining Room 12'1" x 10'9" into alcoves  
Kitchen 8'8" x 7'4"  
First Floor Landing  
Bedroom 1 15'2" into bay x 11'0" into alcoves  
Bedroom 2 10'9" x 11'1"  
Bedroom 3 7'1" x 9'6"

Bathroom  
Separate WC  
Outside  
Garage 25'11" x 7'7"  
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.**