

FOR SALE

Welcome to *your* place in Sunderland



## Burntland Avenue Sunderland SR5 2ES

Lovely 3 Bed Semi  
Ideal for FTBs & Families  
Ready to Move Into  
Easy Access into City Centre & A19  
No Upward Chain

Attractive Internal Decor  
Beautiful Rear Garden with Driveway  
Easy Reach of the Coast  
Vacant Possession  
Viewing Recommended

**Reduced to £94,950**

### Main Rooms and Dimensions



Ground Floor  
Reception Hall  
Lounge 13'4" x 13'8"  
Dining Room 9'9" x 13'10"  
Kitchen 6'10" x 11'3"  
First Floor Landing  
Bedroom 1 (front) 11'0" x 12'0"  
Bedroom 2 12'8" x 11'5"  
Bedroom 3 (front) 8'7" x 9'11"

Bathroom  
Separate WC  
Outside  
Tenure Freehold  
Important Notice  
Important Notice  
Sea Road Viewings  
Opening Times  
Ombudsman

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

**Tried. Trusted. Recommended.**