

FOR SALE

Welcome to *your* place in Sunderland



**Cirencester Street**  
Sunderland SR4 6BP

3 Bed Dormer Cottage  
No Upward Chain  
Close to Many Local Amenities  
Easy Reach of Transport  
Networks  
Viewing Highly Recommended

Vacant Possession  
Ideal for Investors  
Easy Access into City Centre  
In Need of Updating

**£42,500**

**Main Rooms and Dimensions**



Ground Floor

Bedroom 2 11'1" x 8'6"

Entrance Hall

Bedroom 3 7'10" x 7'3"

Reception Room 1 12'9" x 15'9" into alcoves

Outside

Reception Room 2 12'7" x 18'6" max  
measurement inc staircase area

Tenure Freehold

Kitchen 13'7" x 5'7"

Important Notice

Bathroom

Important Notice

First Floor Landing

Fawcett Street Viewings

Bedroom 1 14'10" x 11'4"

Opening Times

Ombudsman

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

**Tried. Trusted. Recommended.**