

FOR SALE



## Farndale Avenue Sunderland SR6 8BH

VIRTUAL VIEWING AVAILABLE

4 Bedrooms

Close to outstanding schools

Gorgeous award winning  
beaches

Garden Front, Rear & Side

Detached House

Gas Central Heating

Occupying sought after position

Double Garage

No Onward Chain

**£375,000**

### Main Rooms and Dimensions

Ground Floor	Utility 9'7" x 12'10"
Entrance Porch	First Floor Landing
Entrance Lobby	Bedroom 1 (front) 12'4" x 12'5"
Ground Floor WC	Bedroom 2 (front) 10'0" x 12'6"
Reception Hall	Bedroom 3 (rear) 9'9" x 12'6"
Lounge 12'4" x 19'9"	Bedroom 4 8'7" x 12'6"
Garden Room 12'3" x 12'9"	Bathroom
Dining Room 12'5" x 14'11"	Separate WC
Breakfast Room 8'3" x 12'4"	Outside
Kitchen 10'0" x 12'2"	Garage 9'8" x 31'1"

Welcome to *your* place in Sunderland



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