

# FOR SALE

Welcome to *your* place in Sunderland



## The Leas Sunderland SR6 7EZ

Executive Detached Residence with Freehold Title  
Wonderful Kitchen and Commanding Sea Views  
Master Suite With Robes & Shower Room  
Walking Distance from Excellent Amenities  
Exclusive Development of Similar Style Houses

Four Beds Four Reception Rooms Two Bathrooms  
Gorgeous Landscaped Gardens  
Perfect for Clifftop Walks & Whitburn Academy  
Central to Sunderland, South Shields & Newcastle Upon Tyne  
Stunning Decor Throughout

### £499,950

### Main Rooms and Dimensions

Ground Floor  
Reception Hall  
Study 9'4" x 12'4"  
Utility 5'5" x 4'0"  
Cloakroom  
Kitchen 20'10" x 12'4"  
Dining Room 16'6" x 10'9"  
Living Room 19'6" x 11'9"  
First Floor Landing  
Master Suite 19'6" x 9'4"  
En-Suite Shower Room  
Bedroom 2 (rear) 12'6" x 9'7"  
Bedroom 3 12'0" x 9'0"  
Bedroom 4 (front) 9'10" x 6'3"

Family Bathroom  
Front Exterior  
Rear Exterior  
The Leas by Night  
Views Across Fields towards the Sea  
Tenure Freehold  
Council Tax Band  
Important Notice  
Important Notice  
Sea Road Viewings  
Opening Times  
Ombudsman



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**Tried. Trusted. Recommended.**