

FOR SALE



## Tiverton Square

Sunderland SR3 4PJ

Delightful Semi  
Dining Kitchen  
Gardens Front & Rear  
Ideal for FTBs & Investors

No Upward Chain  
Three Bedrooms  
Popular Location  
Easy Access to A19 & City  
Centre

VIRTUAL VIEWING

Viewing Recommended

**£60,000**

### Main Rooms and Dimensions



Ground Floor  
Entrance Porch  
Breakfasting Kitchen 16'10" x 6'11" extending to 9'10"  
Lounge 13'7" x 11'2"  
Rear Lobby  
First Floor Landing  
Bedroom 1 11'5" x 10'9"  
Bedroom 2 10'9" x 6'1"  
Bedroom 3 10'9" x 5'11"

Bathroom  
Separate WC  
Outside  
Council Tax Band  
Tenure Freehold  
Fawcett Street Viewings  
Important Notice Part 1  
Important Notice Part 2  
Opening Times  
Ombudsman

Welcome to *your* place in Sunderland

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Tried. Trusted. Recommended.