

FOR SALE



Welcome to *your* place in Sunderland



**Ferndale Avenue**  
NE36 0TQ

Recently Refurbished Terrace  
Modern Kitchen  
Enclosed Rear Courtyard  
Popular Location  
Easy Access to City Centre  
and the Coast

2 Spacious Bedrooms  
Contemporary Bathroom  
No Upward Chain  
Close to Local Amenities  
Viewing Highly  
Recommended

**Offers over £179,950**

**Main Rooms and Dimensions**

Tenure Freehold

Bedroom 1 14'1" x 12'8"

Ground Floor

Bedroom 2 15'1" x 7'9"

Entrance Vestibule

Outside

Hallway

Council Tax Band

Lounge 14'11" x 11'5" into alcove

Important Notice

Dining Room 11'11" into alcove x 14'11"

Important Notice

Kitchen 13'5" x 8'6"

Sea Road Viewings

Bathroom

Opening Times

First Floor Landing

Ombudsman

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

**Tried. Trusted. Recommended.**