

FOR SALE



Welcome to *your* place in Sunderland



Tunstall Vale Sunderland SR2 7HP

Substantial Victorian Terrace
5 Bedrooms
Large Breakfasting Kitchen
Set Within Ashbrooke
Conservation Area
Walking Distance To City Centre

Impressive Loft Conversion
Lounge and Dining Room
Period Features
Excellent Schools and Parks
Viewing Highly Recommended

£195,000

Main Rooms and Dimensions

Ground Floor	Stairs to Second Floor Landing
Entrance Vestibule	Bedroom 4/Converted Loft Room 8'00" (max into eves) x 12'04"
Hallway	Box Room 10'00" x 6'10" (max into eves)
Living Room 17'00" (into bay) x 15'02"	Bathroom
Dining Room 17'07" x 11'10"	Externally
Ground Floor WC	Important Notice Part 1
Breakfast Kitchen 17'02" x 9'09"	Important Notice Part 2
Utility 10'00" x 6'11"	Council Tax Band
Stairs to Half Landing	Tenure Freehold
Family Bathroom	Fawcett Street Viewings
Main Landing	Opening Times
Bedroom 1 13'06" x 12'08"	Ombudsman
Bedroom 2 13'06" x 11'09"	
Bedroom 3 32'9"0'0" x 22'11"0'0"	

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Tried. Trusted. Recommended.