









This two-bedroom cottage in Millfield, Sunderland, is an ideal choice for tenants looking for a comfortable and well-located home. The property includes a spacious living room, a functional kitchen with good storage, and a ground floor bathroom. Both bedrooms provide ample space and natural light. Outside, there is a private courtyard with parking. Located close to local amenities, schools, and public transport, this cottage offers easy access to Sunderland while remaining a quiet and practical home for everyday living.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via and entrance door.

Entrance Hall

Radiator.

Bedroom 1



Double glazed window to the front, radiator and fitted wardrobes.

Lounge



Stairs to the first floor with understairs storage cupboard, 2x double glazed window to the rear and feature electric fireplace. Door to kitchen.

Kitchen



Fitted with wall and base units with work surface over incorporating sink and drainer unit with mixer tap. Integrated oven and hob with extractor over. Space for washing machine and fridge freezer and dishwasher. Double glazed window to the rear and radiator, 2x storage cupboards.

Rear Hall

Storage cupboard. Door to the bathroom and courtyard.

Bathroom



Low level WC, washbasin and bath with overhead shower, part UPVC lined walls and part tiled, double glazed frosted window and radiator.

First Floor Landing

Storage cupboard.

Bedroom 2



2x double glazed Velux windows, 2x storage cupboards and radiator.

Outside

Courtyard to the rear roller shutter access door.

Council Tax Band

The Council Tax Band is Band A.

Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their

advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing

To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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