



Cromwell Street, Millfield, Sunderland

Offers over £80,000







This spacious three bedroom, two reception roomed dormer cottage would benefit from general updating and modernising therefore providing fantastic potential to buyers. Arranged over two floors, internally comprising of an entrance hall, lounge, dining room, kitchen, ground floor bathroom and three first floor bedrooms. Externally there is a forecourt to the front and to the rear a good sized courtyard with up and over access door. Conveniently situated in the popular residential area of Millfield and is ideally located for a range of amenities, close to shops and schools and just a short walk away from Millfield Metro station and boasting excellent transport links to Sunderland City Centre and wider road networks.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

## Hall

### Lounge 14'7" into bay x 15'7" into alcove



Double glazed bay window to the front and a radiator.

### Dining Room 12'11" x 18'8" max measure inc staircase area



Double glazed window to the rear, radiator, staircase to the first floor and a door to the kitchen.

### Kitchen 11'5" x 6'9"



Wall and base units with work surfaces over, incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the of a cooker, fridge and washing machine, there is a double glazed window and a door to the lobby.

## Lobby

Double glazed external door to the yard, built in cupboard and internal door to the bathroom.

## Bathroom



Three piece suite with a low level WC, wash basin set into vanity unit and a panel bath with shower attachment, double glazed window, radiator.

## First Floor Landing

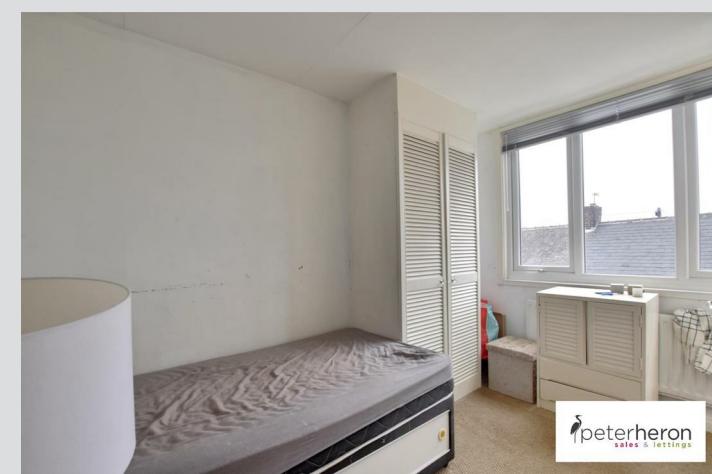
Doors leading off to the three bedrooms.

### Bedroom 1 14'9" x 12'5"



Two double glazed window to the rear and radiator.

### Bedroom 2 7'10" max inc fitted robes x 13'9"



Double glazed window to the front, radiator.

# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'9" x 7'10" max measure inc fitted robes



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

## Outside



Small forecourt area to the front and a yard to the rear with an up and over access door.

## Council Tax Band

The Council Tax Band is Band A

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of

their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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	

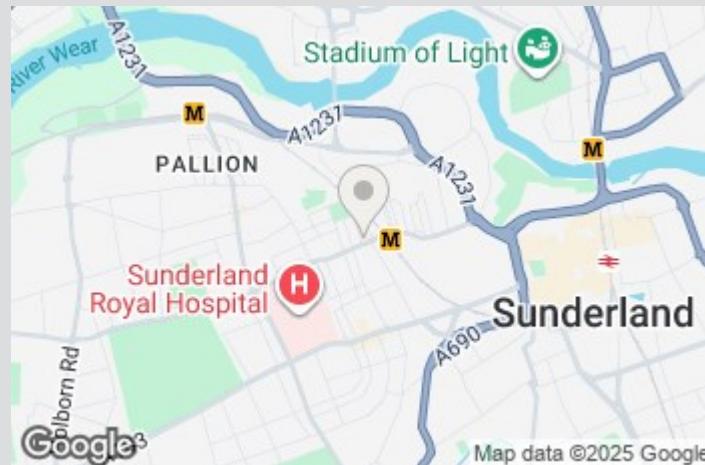
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales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

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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Ground Floor  
Approximate Floor Area  
(64.85 sq.m)



First Floor  
Approximate Floor Area  
(47.09 sq.m)