**St. Marks Road**, Millfield, Sunderland

£59,950

beko

Public Notice 20/11/20 - 38 St Marks Road Sunderland SR4 7EG. We advise that an offer has been made for the above property in the sum of £60,000. Any person wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Peter Heron 20 Fawcett Street Sunderland SR1 1RH 0191 5103323 (opt1). A spacious, three bedroom end of terrace house, ideally located on St. Marks Road within this popular area of Millfield. Internally the accommodation on the ground floor includes a hall, lounge, kitchen, breakfast room and a shower room whilst to the first floor there are three bedrooms. Externally the property benefits a yard to the rear with roller shutter access door. The property is ideally placed for access to local amenities, shopping facilities and Sunderland Royal Hospital as well as providing excellent transport links including Millfield Metro Station. VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW!

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via double glazed entrance door to

**Entrance Vestibule**
Inner door through to

**Hallway**

Staircase to first floor and central heating radiator.

**Lounge 15'1" into bay x 14'0" into alcove**

Double glazed bay window to front, and central heating radiator.

**Kitchen 9'7" x 12'9"**

Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated oven and gas hob.

**Breakfast Room 11'8" x 7'5"**

Fitted base units with work surface over incorporating a sink and drainer unit, central heating radiator, double glazed window.

# MAIN ROOMS AND DIMENSIONS

**Shower Room**

Fitted with low level WC, pedestal washbasin and step in shower cubicle, ladder style central heating radiator and double glazed window.

**First Floor Landing**
Double glazed window to rear.

**Bedroom 1 15'2" into bay x 9'6"**

Double glazed window to front and central heating radiator.

**Bedroom 2 9'11" x 9'3" not including recess**

Double glazed window to rear, central heating radiator and built in cupboard.

**Bedroom 3 12'9" x 6'11"**

Double glazed window side and central heating radiator.

**Outside**
Courtyard to the rear with roller shutter access door.

**Council Tax Band**
We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

**Tenure Freehold**
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

**Important Notice Part 1**
Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

**Important Notice Part 2**
All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor.
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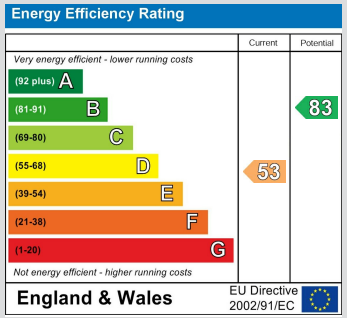
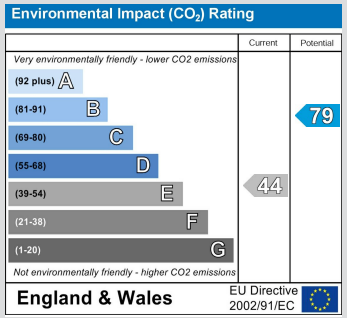
**Fawcett Street Viewings**
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

**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.