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sales & lettings

Ravensworth Street, Millfield, Sunderland

£74,950

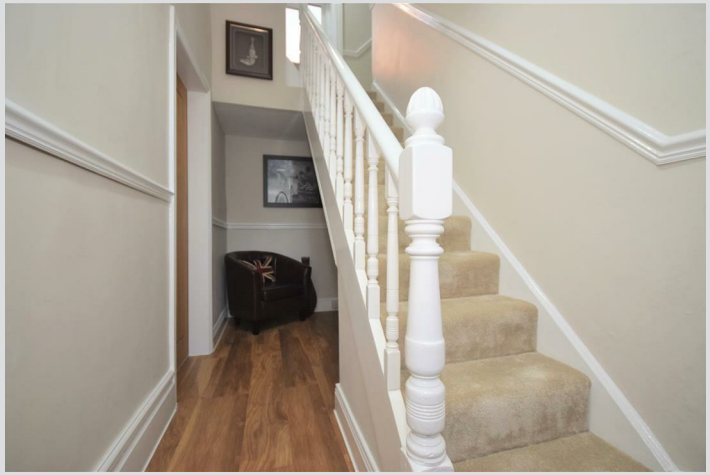
SAMSUNG

A superb double fronted, three bedroom end of terrace cottage, situated within this popular and convenient location. Internally the beautifully presented accommodation is accessed via a hall with staircase to the first floor. There is an attractive lounge, a fabulous modern kitchen with integrated appliances, a contemporary bathroom/wc and bedroom three that could also be used as a dining room or study if required. On the first floor there are two further well-proportioned bedrooms. Externally there is a small courtyard to the rear. The property is well placed for access to local amenities, shops and schools as well as providing excellent transport links including Millfield Metro Station. This impressive property offers versatile accommodation and is in a ready to move into standard, viewing essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door to

Entrance Hall



Radiator and staircase to first floor.

Lounge 14'2" x 11'5"

Timber framed double glazed window to front, radiator, feature fireplace with electric fire.

Kitchen 11'3" x 7'3"

Fitted with an impressive range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven, gas hob, fridge and freezer. Space for washing machine. Radiator, double glazed window, central heating boiler is concealed behind kitchen unit.

Lobby
Built in storage cupboard. External double glazed door to the courtyard.

Bathroom

Fitted with a contemporary suite comprising of low level WC, washbasin and bath with both shower attachment and electrci shower over, radiator and double glazed window.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 14'2" x 6'5" extending to 12'0"

Approx. measurements as irregular shape room, this room could also be utilised as a reception room or study if required. Timber framed double glazed window to front, radiator and coving to ceiling.

First Floor Landing
Double glazed window to rear.

Bedroom 1 16'5" x 10'4" narrowing to 6'2"

Approx. measurements as irregular shape room. Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2 12'10" x 11'3" narrowing to 7'2"

Approx. measurements as irregular shape room. This rooms enjoys a dual aspect with double glazed windows to front and rear, and a radiator.

Outside
Courtyard area to the rear.

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.

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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.
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MAIN ROOMS AND DIMENSIONS

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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.