









A deceptively spacious, three bedroom, two reception room, end terrace dormer cottage within this convenient location in Millfield. Internally the accommodation on the ground floor includes a hall, 22ft lounge, 21ft dining room, kitchen and bathroom/wc whilst to the first floor there are three generous bedrooms, one with a wc. Features of the property include double glazing, gas central heating to radiators and a yard 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. We highly recommend viewing, to appreciate the space on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



Central heating radiator and built in cupboard.

Lounge 22'11" x 11'8"



Two double glazed windows and two central heating radiators.

Dining Room 21'9" x 8'11"



Double glazed windows, two central heating radiators, double glazed French door to courtyard, staircase to first floor.

Kitchen 11'1" x 7'3"



Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an oven and hob, space for washing machine and tumble dryer, double glazed window.

Lobby

Space has been provided for the inclusion of a fridge freezer, double glazed door to courtyard.

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, tiled floor and walls, central heating radiator and double glazed window.

First Floor Landing



Double glazed window.

Bedroom 1 16'11" x 9'7"



Two double glazed windows, central heating radiator, pedestal washbasin, recess area and access to a WC.

WC

Bedroom 2 10'11" x 10'7" including fitted robes



Double glazed window, central heating radiator and fitted wardrobes.

Bedroom 3 9'4" max including fitted robes x 7'4"



Double glazed window, central heating radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Outside



Courtyard to the rear with gate access to rear lane.

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. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Sales Viewing Arrangements

To arrange an appointment to view this property contact us

on 0191 5103323, Option1 or book a 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.

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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