

Close Street, Millfield, Sunderland

Offers over £110,000




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sales







A spacious and beautifully presented two bedroom, two reception room mid terrace property, situated within this popular and convenient location. Internally the immaculate interior on the ground floor comprises of an entrance vestibule, hall, lounge, dining room and a modern kitchen whilst to the first floor there are two well-proportioned bedrooms and a contemporary bathroom/wc. Benefits of the property include gas central heating to radiators, UPVC double glazing and a courtyard to the rear with a remote control roller shutter access door and carport. Ideally located for all local amenities, shops, schools and Sunderland Royal Hospital, as well as offering easy access to Sunderland City Centre and for transport connections including Millfield Metro Station. Viewing highly recommended to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door.

Entrance Vestibule

Entrance Hall




Staircase to first floor and radiator. Door to dining room.

Lounge




Double glazed window to front, radiator, feature fireplace and the room opens through to dining room.

Dining Room






Double glazed window overlooking rear courtyard and radiator. Door to kitchen.

Kitchen
Wall and base units with surfaces over incorporating sink unit, integrated appliances include oven and hob, space for fridge and washing machine, double glazed door to courtyard and double glazed window.

Half Landing



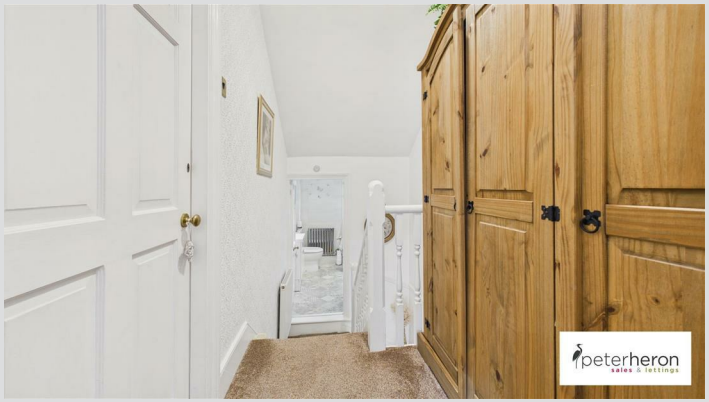

Stairs to first floor. Door to bathroom.

Bathroom




Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and panel bath with mains shower, feature radiator, double glazed window, tiled walls and airting cupboard.

First Floor Landing



Bedroom 1




Double glazed window to front, radiator and fitted wardrobes with matching dressing table and drawer units.

Bedroom 2




Double glazed window to rear and radiator.

Outside




To the rear of the property is an enclosed courtyard with remote control roller shutter access and the benefit of a covered carport area.

Council Tax Band
The Council Tax Band is Band A.

Tenure Freehold
We are advised by the Vendors that the property is

MAIN ROOMS AND DIMENSIONS

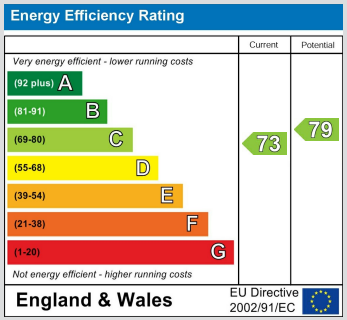
Freehold. Any prospective purchaser should clarify this with their Solicitor.

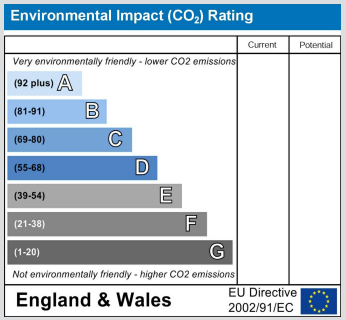
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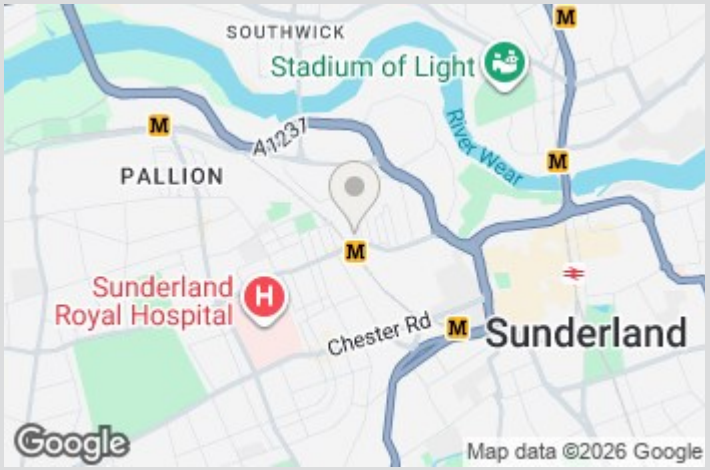
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

Ombudsman
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Ground Floor



First Floor



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Approximate total area(1)

98.5 m²

1059 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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