







Home



A stunning three bedroom, two reception room, mid terrace dormer cottage within this convenient location in Millfield. Internally the beautifully presented accommodation on the ground floor includes a hall, spacious lounge and dining room and a 23ft contemporary fitted kitchen. On the first floor there is a modern family bathroom and three generous bedrooms, all with fitted wardrobes. Features of the property include double glazing, gas central heating to radiators and a 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. We highly recommend viewing, to appreciate the standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Hall

Central heating radiator.

Dining Room 16'1" x 12'2"



Two double glazed windows to rear, central heating radiator, staircase to first floor. Archway to

Lounge 17'0" into alcoves x 12'2"



Double glazed window to front and central heating radiator.

Kitchen 23'8" x 7'6"



Fitted with an impressive range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl

sink and drainer unit, integrated appliances include an oven and hob, space for fridge freeze and washing machine, boiler is concealed behind matching unit, tiled floor, double glazed window, tall feature central heating radiator, double glazed door to courtyard.

First Floor Landing

Bedroom 1 11'3" x 10'8" maxim including fitted robes



Double glazed window to rear, central heating radiator and mirror fronted fitted sliding door wardrobes.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'5" x 8'7" maximum including fitted robes



Double glazed window to front, central heating radiator and fitted sliding door wardrobes.

Bedroom 3 9'2" x 8'4" maximum including fitted robes



Double glazed window to front, central heating and fitted sliding door wardrobes.

Bathroom



Low level WC, washbasin set into vanity unit and P shaped

panel bath with mains shower over, chrome ladder style central heating radiator and double glazed window.

Outside



Attractive courtyard to the rear.

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.

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.

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

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MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

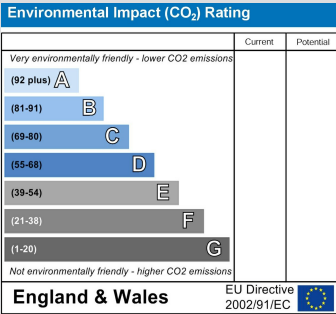
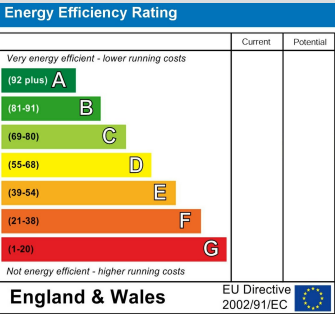
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.



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