

Rose Street, Millfield, Sunderland £120,000











This spacious three bedroom, two reception room mid terrace dormer cottage, has been recently upgraded and modernsied, situated within this popular and convenient location. Internally on the ground floor includes a hall, two well proportioned reception rooms, an impressive contemporary kitchen and a modern bathroom/wc whilst to the first floor there are three bedrooms. Externally there is a courtyard to the rear. The property is well placed for access to local amenities, shops and schools, as well as being ideally placed for Sunderland Royal Hospital and Sunderland University, as well as for transport connections to surrounding areas. With immediate vacant possession and no upper chain involved, early viewing is essential to appreciate this superb property.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Stairs to the first floor and radiator.

Lounge
Double glazed window to the front and radiator. Archway to the dining room.

Dining Room



Two double glazed window to the rear, double radiator and storage cupboard. Door to the kitchen.

Kitchen



Fitted with a range of wall and base units with wooden style work surface over incorporating 1 1/2 bowl stainless steel sink and drainer unit, integrated oven, electric hob and extractor fan. Wall mounted boiler. Part tiled walls. Door to courtyard and a door to the bathroom.

Bathroom



Low level WC, pedestal hand basin, panel bath with shower over and shower screen. Double glazed frosted window to the side.

First Floor Landing
Access point to loft.

Bedroom 1



Double glazed window to the front, single radiator and storage cupboard.

Bedroom 2



Double glazed window to the rear and radiator.

Bedroom 3



Double glazed window to the rear and radiator.

Outside



Low maintenance courtyard with roller shutter

Council Tax Band
The Council Tax Band is Band A.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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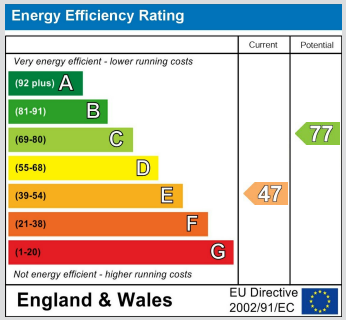
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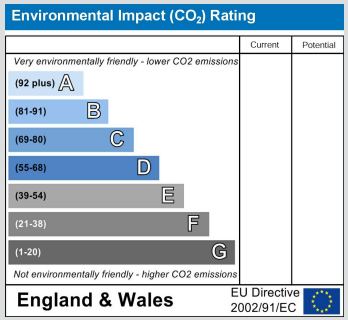
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









Ground Floor



First Floor



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Approximate total area(1)

84.8 m²

912 ft²

Reduced headroom

1 m²

10 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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