

Hylton Street, Millfield, Sunderland

Offers over £79,950


Live
Laugh
Love


HOME
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Love







A spacious double fronted two / three bedroom mid terrace cottage available with immediate vacant possession and no upper chain involved. The accommodation is all on one level and briefly includes a hall, dining room with a stove and French doors to the rear decked area, lounge that could be utilised as a third bedroom if required, a modern fitted kitchen, bathroom and two bedrooms, one could be used as a second reception room if required. Features of the property include gas central heating to radiators, double glazing and a courtyard to the rear with a decked area and gated access. This convenient location is within easy reach of Sunderland Royal Hospital, local amenities and provides access into Sunderland City Centre and offers excellent transport links including the Metro system.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Entrance Vetsibule
Inner door to hall.

Hallway



Radiator.

Lounge 15'8" x 12'0"





Wood burning stove, double glazed French doors to rear courtyard and radiator. Door to bedroom and kitchen.

Kitchen 8'9" x 14'3"




Wall and base units work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven and gas hob, radiator, double glazed window to side, wall mounted central heating boiler, double glazed door to rear courtyard.

Bathroom




Low level WC, washbasin set into a vanity unit and panel bath with mains, part tiled walls, chrome ladder style central heating radiator, radiator, double glazed window and extractor fan.

Bedroom 1/Reception Room 11'7" x 14'2"




This versatile room could be utilised as the main bedroom or a second reception room. Double glazed bay window to front and radiator.

Bedroom 2 7'6" x 14'3"



Double glazed window to front and radiator.

Bedroom 3 7'5" x 12'1"



Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Outside




Small town garden to the front of the property and to the rear there is an enclosed courtyard with off street parking.

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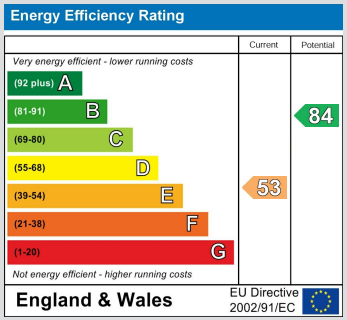
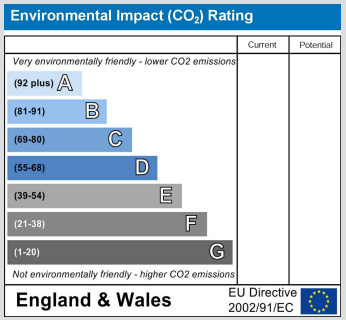
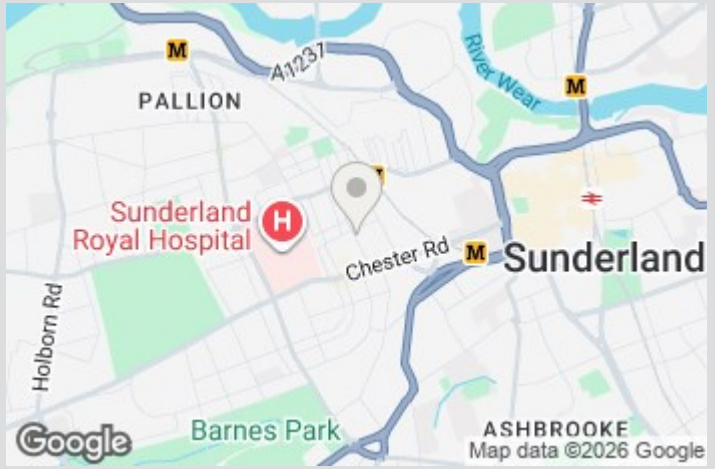
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.









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Approximate total area(1)

72.9 m²

784 ft²

(1) Excluding balconies and terraces

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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