Holly Court, Millfield, Sunderland

£149,950

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A delightful three bedroom end link house, provides attractive accommodation, a garage and a most convenient location. Internally briefly comprising of a hall with a cloakroom/wc and staircase to the first floor, lounge and a dining room opening through to modern fitted kitchen. On the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there are gardens to the front and rear, along with a garage in nearby block. This location is ideally placed for local amenities, shops and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. With immediate vacant possession and no upper chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Hallway

Stairs to first floor.

Cloakroom/WC

Low level WC and washbasin set into vanity unit.

Lounge

Double glazed window to front and access through to dining room.

Dining Room

Double glazed door to rear, double glazed window to rear and the room opens out into the kitchen.

Kitchen

Fitted with an excellent range of modern wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer and washing machine.
Double glazed window to rear.

First Floor Landing

Built in cupboard and loft access hatch.

Bedroom 1

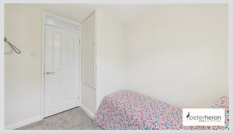
Double glazed window to front overlooking the green.

Bedroom 2

Double glazed window to rear.

MAIN ROOMS AND DIMENSIONS

Bedroom 3



Double glazed window to front and built in cupboard.

Bathroom

Low level WC, pedestal washbasin and panel bath with mains shower over, double glazed window.

Outside

Gardens to the front and rear. Garage located in nearby block.

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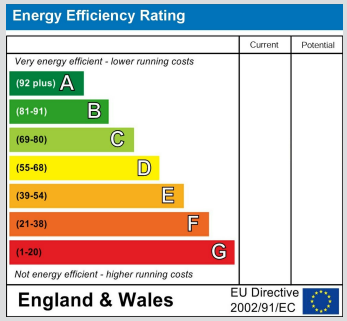
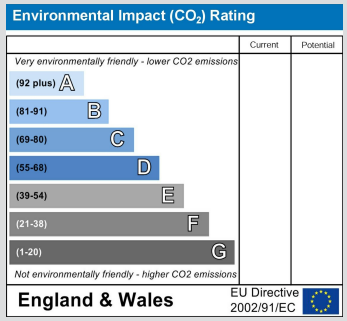
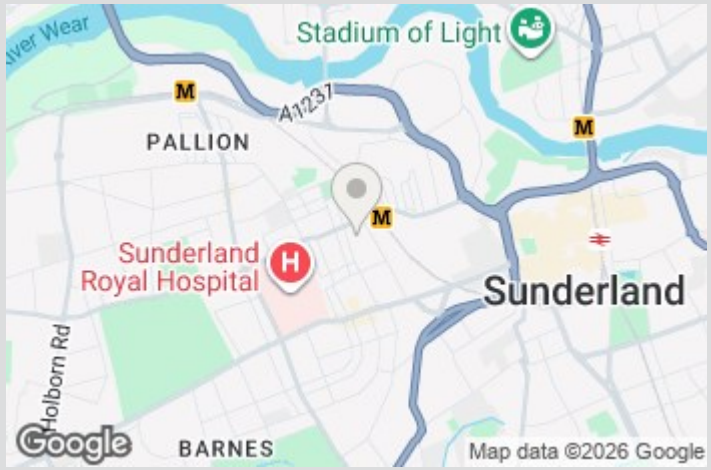
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Ground Floor

First Floor

Approximate total area(1)

83.8 m²

902 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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