

Rose Street, Millfield, Sunderland

£120,000











An impressive and deceptively spacious two bedroom mid-terrace home, offering beautifully presented accommodation within this popular and convenient location.

Internally, the well-appointed accommodation is accessed via an entrance hall with staircase to the first floor. The ground floor features a spacious lounge, a separate dining room with an attractive feature fireplace, a modern fitted kitchen and a contemporary shower room/WC. To the first floor are two generously proportioned bedrooms.

Externally, the property benefits from a rear courtyard providing off-street parking.

Ideally situated for access to a range of local amenities, shops and schools, the property is also conveniently placed for Sunderland Royal Hospital, new City centre developments including new Eye hospital, and excellent transport connections to surrounding areas.

Offering an excellent standard of accommodation, this superb home is sure to appeal to a range of buyers. Available with no upward chain, early viewing is highly recommended to fully appreciate the space and quality on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Lobby
Inner door through to hall.

Reception Hall




Stairs to first floor.

Lounge

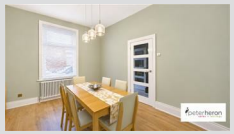





Double glazed window to rear and double radiator. Door to kitchen.

Dining Room





Double glazed window to front, radiator and feature fireplace.

Kitchen





Range of modern wall and base units with solid oak countertops over incorporating a single bowl Belfast style sink and drainer with mixer tap. Integrated oven with gas hobs and hood, fridge freezer, dishwasher, washing machine and tumble dryer. Double glazed window to rear, vertical radiator and door to rear hall.

Rear Hall



Built in storage. Door to Shower room and UPVC door to rear.

Shower Room





Walk in dual head waterfall shower and a vanity unit comprising low level wc and wash basin. Heated towel rail and double glazed window to rear.

First Floor Landing

Bedroom 1





Double glazed window to rear, double radiator and storage cupboards.

Bedroom 2





Double glazed window to front, double radiator and storage.

Outside




Low maintenance courtyard to rear with roller shutter providing 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.

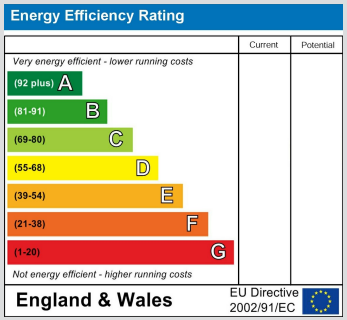
MAIN ROOMS AND DIMENSIONS

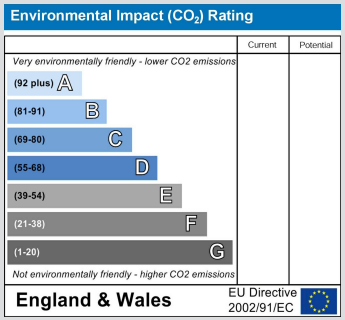
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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

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Ground Floor



First Floor

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Approximate total area(1)

90.5 m²

975 ft²

Reduced headroom

0.2 m²

2 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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