

peterheron  
sales & lettings



Lime Street, Millfield, Sunderland

£89,950







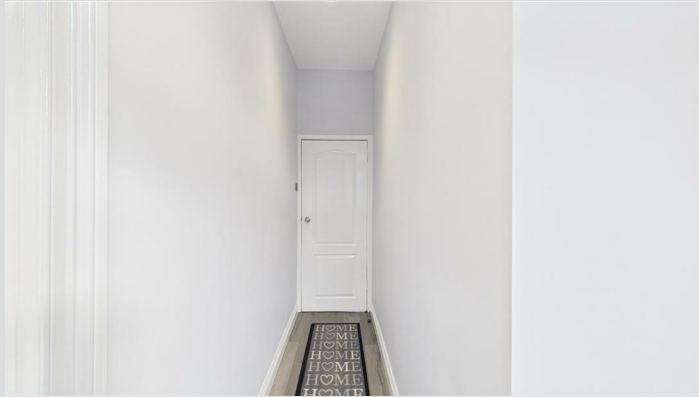
An attractive mid terrace cottage, providing deceptively spacious and well appointed accommodation within this popular location. Internally briefly comprising to the ground floor of a hall, a generous lounge / diner, a fitted kitchen, modern bathroom/wc and three bedrooms. On the first floor there is a well-proportioned third bedroom. Externally there is a courtyard to the rear. The property is well placed for the shops on Chester Road, local amenities and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. With no upper chain involved, we highly advise early viewing!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into

## Reception Hall



Doors to

## Lounge/Diner



Double glazed UPVC French doors to rear elevation, radiator and stove fire. Storage cupboard, stairs to first floor and door to Kitchen.

## Kitchen



Wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hobs and cooker hood - space for a

fridge freezer and washing machine. Radiator, Double glazed window to rear and door to rear hall.

## Rear Hall

Storage cupboard and radiator. Door to bathroom and UPVC door to rear.

## Bedroom 1



Double glazed window to front elevation and a radiator.

## Bedroom 2



(Currently used as a Dining Room)

Double glazed window to front elevation, radiator and storage cupboard.

## Bathroom



Bath with dual head waterfall shower over, low level wc and hand wash basin. Double glazed window to rear and a radiator.

## First Floor Landing

Landing with door to

## Bedroom 3



Velux window and double glazed window to front elevation. 2x Radiators and 4x storage cupboards.

## Outside



Low maintenance rear courtyard.

## Tenure FH

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

## Council Tax Band

The Council Tax is Band A.

## Important Notice

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. 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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

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.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Viewings Fst

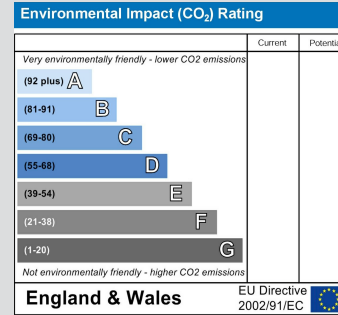
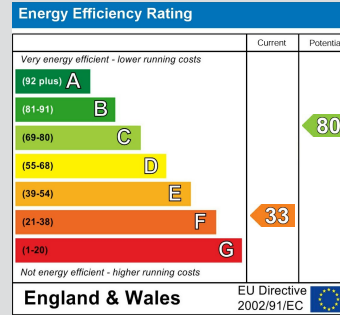
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

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

## Ombudsman

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



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

91.6 m<sup>2</sup>

**Balconies and terraces**

15.1 m<sup>2</sup>

**Reduced headroom**

5.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360