

Millburn Street, Millfield, Sunderland £85,000











This attractive two bedroom mid terraced cottage offers well presented accommodation throughout, situated in the popular location of Millfield. The property comprises an entrance hallway, lounge, modern kitchen, two bedrooms and a bathroom/wc. Externally, there is a delightful enclosed rear courtyard providing a low-maintenance outdoor space. Conveniently located close to local amenities, shops, and transport links, early viewing highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via UPVC entrance door.

Entrance Hall
Radiator and access point to loft.

Lounge 12'1" x 12'8"



Double glazed window to rear, radiator and door to kitchen.

Kitchen 6'6" x 12'11"



Range of wall and base units with countertops over incorporate stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and cooker hood, space for washing machine and low level fridge and freezer. Wall mounted boiler and double radiator. Double glazed window, UPVC door to rear and door to bathroom.

Bathroom



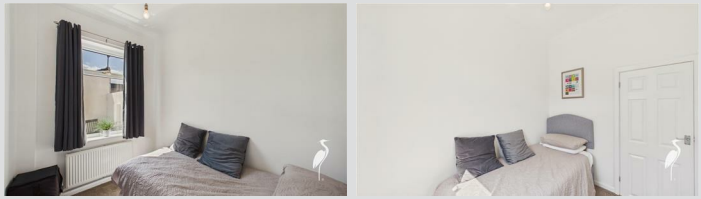
Low level WC, washbasin and bath with dual head waterfall shower over, double radiator and double glazed window to rear.

Bedroom 1 15'7" x 12'8"



Double glazed window to front and double radiator.

Bedroom 2 6'7" x 9'4"



Double glazed window to rear and radiator.

Outside



Low maintenance courtyard with artificial grass, gate to access rear lane and access to the outhouse / store.

Outhouse / Store 6'4" x 7'9"
A useful storage space with two double glazed windows and UPVC door.

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.

Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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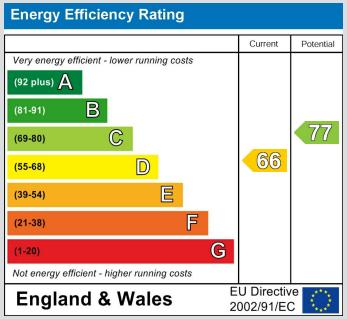
MAIN ROOMS AND DIMENSIONS

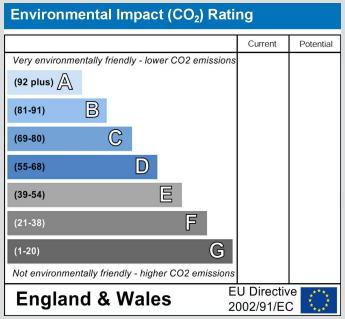
must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
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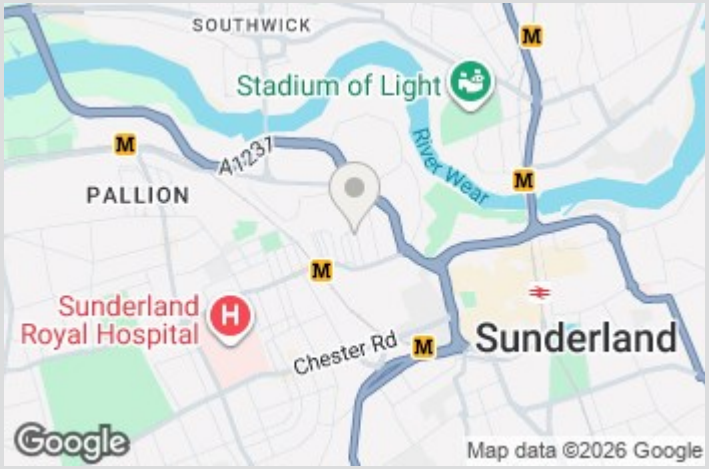
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

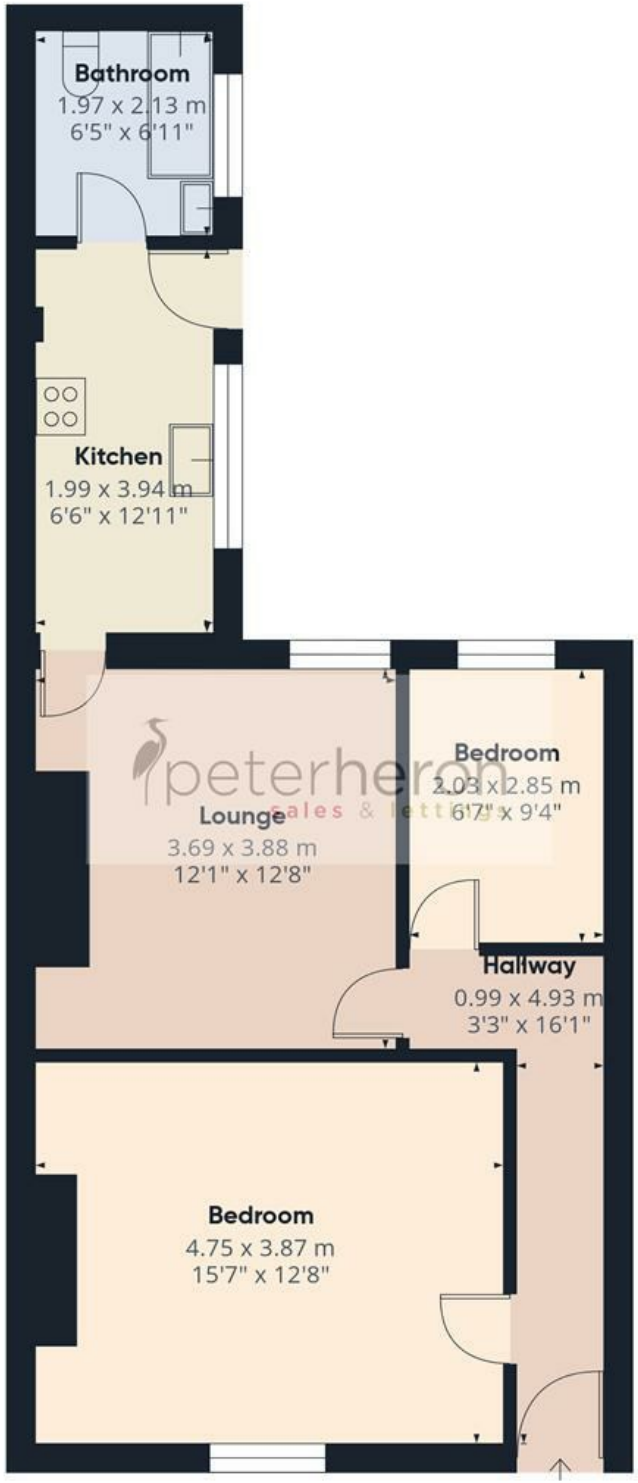
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









Ground Floor

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Approximate total area(1)

55.1 m²

594 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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