



Howarth Street, Millfield, Sunderland, Tyne & Wear, SR4 7UT

Offers In The Region Of £85,000



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*PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * NO ONWARD CHAIN * IDEAL INVESTMENT OPPORTUNITY * THREE BEDROOM * TERRACED COTTAGE * IN NEED OF UPDATING * DECEPTIVELY SPACIOUS * COUNCIL TAX BAND A * EPC RATING TBC *

Situated on Howarth Street in Sunderland, this delightful cottage presents a unique project ideally suited to the investor. With two reception rooms and three well-proportioned bedrooms providing an ideal family home or a lucrative rental investment.

In addition the loft space has been utilised as two additional rooms and a w/c.

The property is being sold with no onward chain.

This residence is brimming with potential and is a must-view for anyone looking to invest in a property that can be transformed. Situated in Sunderland SR4 location along with the opportunity for refurbishment, this cottage must be viewed to see the potential on offer.

The land in this title is subject to a perpetual yearly rent charge (ask agent for details)



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External	Living Room	Bedroom 3	Bathroom	W/C Washroom
Entrance Lobby	14'8" * 12'1"	7'5" * 12'1"	9'6" * 9'5"	2'11" * 7'11"
Hallway	Bedroom 1	Dining Room	Loft Room 1	Rear Yard
3'2" * 11'0"	12'5" * 11'10"	10'0" * 14'10"	8'10" * 11'2"	Storage space
	Bedroom 2	Kitchen	Loft Room 2	
	7'4" * 11'10"	9'8" * 7'5"	7'4" * 11'2"	



Ground Floor



Floor 1

Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

1046 ft²
97.2 m²

Reduced headroom

7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.