

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



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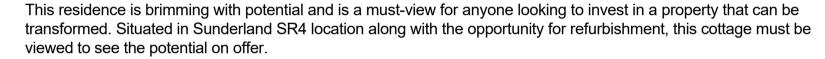


\*PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* NO ONWARD CHAIN \* IDEAL INVESTMENT OPPORTUNITY \* THREE BEDROOM \* TERRACED COTTAGE \* IN NEED OF UPDATING \* DECEPTIVELY SPACIOUS \* COUNCIL TAX BAND A \* EPC RATING TBC \*

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.



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













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External

Entrance Lobby

Hallway 3'2" \* 11'0" Living Room 14'8" \* 12'1"

Bedroom 1 12'5" \* 11'10"

Bedroom 2 7'4" \* 11'10" Bedroom 3 7'5" \* 12'1"

Dining Room 10'0" \* 14'10"

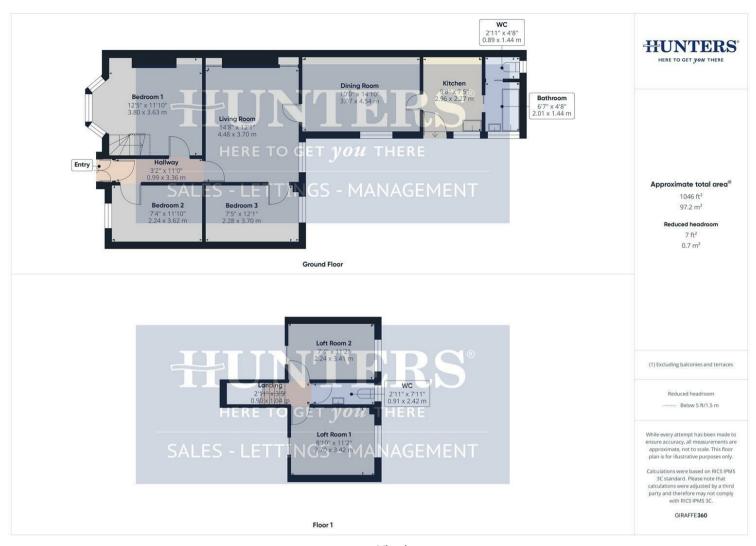
Kitchen 9'8" \* 7'5" Bathroom 9'6" \* 9'5"

Loft Room 1 8'10" \* 11'2"

Loft Room 2 7'4" \* 11'2" W/C Washroom 2'11" \* 7'11"

Rear Yard

Storage space



#### Viewings

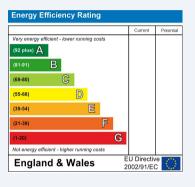
Please contact sunderland@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

#### **Valuations**

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

# 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.



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.



