

An impressive three bedroom mid terrace cottage, providing immaculate and deceptively spacious accommodation over two floors. Internally on the ground floor there is an attractive hall with part panelled walls and a superb lounge with French doors to the rear and a wonderful wood burning stove. There is a modern fitted kitchen with a range of integrated appliances, a fabulous contemporary bathroom/wc and a double bedroom whilst to the first floor there are two further bedrooms. Externally there is a forecourt to the front and to the rear a delightful courtyard, along with an excellent further covered area, providing a superb additional and versatile space. Conveniently situated in the popular residential area of Millfield and is ideally located for a range of amenities, close to shops and schools and just a short walk away from Millfield Metro station and boasting excellent transport links to Sunderland City Centre and wider road networks. Viewing highly recommended to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access vis Composite entrance door to

Entrance Hallway



Part panelled walls, radiator and a built in cupboard, doors lead off to the lounge and bedroom one.

Lounge 13'1" x 13'11" into alcove



Double glazed French door leading out to the rear courtyard, there is a superb brick feature fireplace with a wood burning stove, radiator and doors to both the kitchen and staircase.

Kitchen 10'4" x 6'8"



Fitted modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an oven and hob, fridge and freezer, space has been provided for the inclusion of a washing machine, there is a double glazed window and radiator. Door to the lobby.

Lobby

Built in cupboard providing storage space and housing the boiler. Door to the bathroom.

Bathroom



A contemporary suite comprising a low level WC with concealed cistern, wash hand basin set into vanity unit, a free standing bath, radiator and a double glazed window.

Bedroom 1 13'10" into alcove x 12'4"



Double glazed bow window to the front and a radiator.

Staircase

Accessed from the lounge, there is a double glazed window to the rear, a radiator and a staircase leading to the first floor landing.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing

Doors leading off to bedrooms two and three.

Bedroom 2 12'9" x 5'10"



Approximate measurements into sloping ceilings, double glazed dormer style window to the rear, radiator and built in storage into the eaves.

Bedroom 3 9'6" ext to 15'8" into recess x 5'10"



Approximate measurements, two sky light windows, a radiator and built in storage into the eaves.

Outside



A small forecourt area to the front and to the rear a delightful courtyard as well as a covered area providing a superb and versatile space.

Tenure Freehold

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 Band is Band A

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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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.

Important Notice Part 2

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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

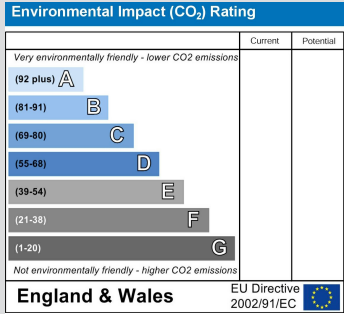
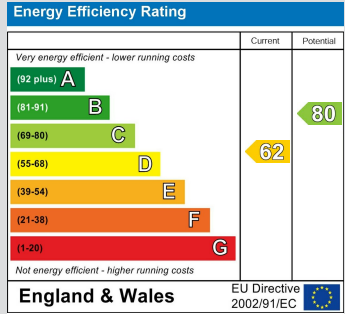
Ombudsman

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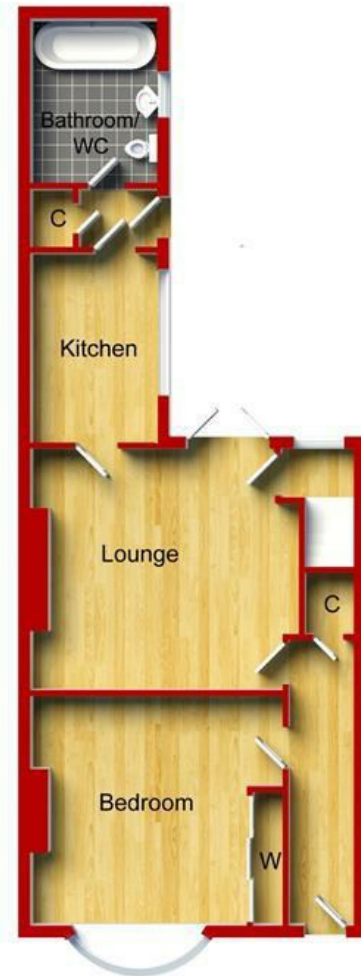
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Ground Floor
Approximate Floor Area
(57.41 sq.m)



First Floor
Approximate Floor Area
(25.56 sq.m)



9 Cromwell Street