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Shepherd Street, Millfield, Sunderland

£79,950









An attractive two bedroom mid terraced cottage, ideally situated within this popular and convenient area. Available with no upward chain, the accommodation is all on one level and comprises entrance hall, lounge, kitchen, two bedrooms and bathroom. Benefits of the property include double glazing, gas central heating and courtyard to the rear with roller shutter access door. This location is close to local amenities, shops and schools, Sunderland Royal Hospital and Millfield Metro Station.



# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via UPVC entrance door.

## Entrance Hall

Radiator.

## Lounge 12'7" x 11'2"



Double glazed window to rear and radiator.

## Kitchen 11'8" x 9'3"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood. Space for fridge freezer, washing machine and tumble dryer. Radiator and 2x double glazed windows to rear.

## Rear Hall

UPVC door to rear.

## Bathroom



Low level WC, washbasin set into vanity unit and bath with shower over, radiator and double glazed window to rear.

## Bedroom 1 13'6" x 12'7"



Double glazed window to front, feature fireplace and radiator.

## Bedroom 2 12'6" x 6'0"



Double glazed window to rear and radiator.

## Outside



Low maintenance enclosed courtyard with roller shutter door providing off street parking.

## 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.

## Rent Charge

We have been advised by our client there is an annual Rent Charge of £12.00. 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:- 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 correct, however any intending purchasers should not rely

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# MAIN ROOMS AND DIMENSIONS

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.

## Fawcett Street Viewings

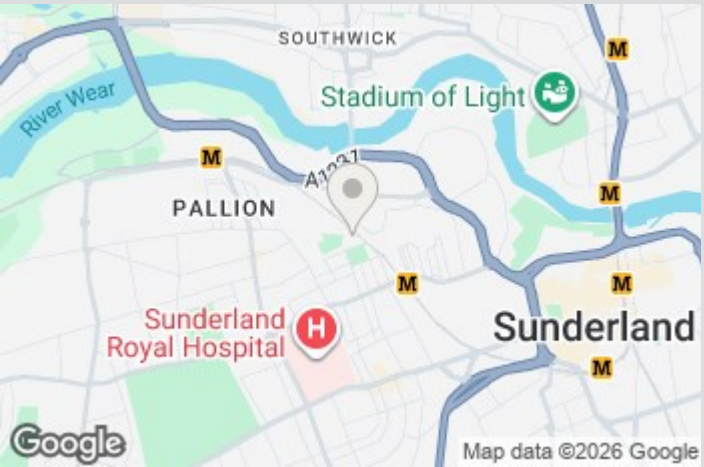
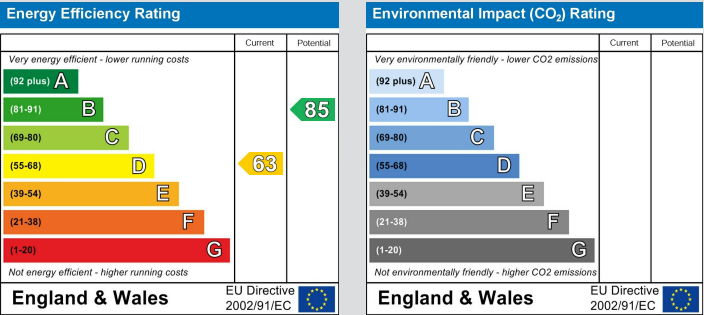
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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