



Sorley Street, Millfield, SR4

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Sorley Street, Millfield, SR4

Asking Price £119,950

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 2 BEDROOM * FREEHOLD * 2 BEDROOM * COUNCIL TAX BAND B * EPC RATING D *

For Sale – this 2-bedroom terraced house in Sunderland offers practical living space in a popular residential area, close to shops, schools and local amenities.

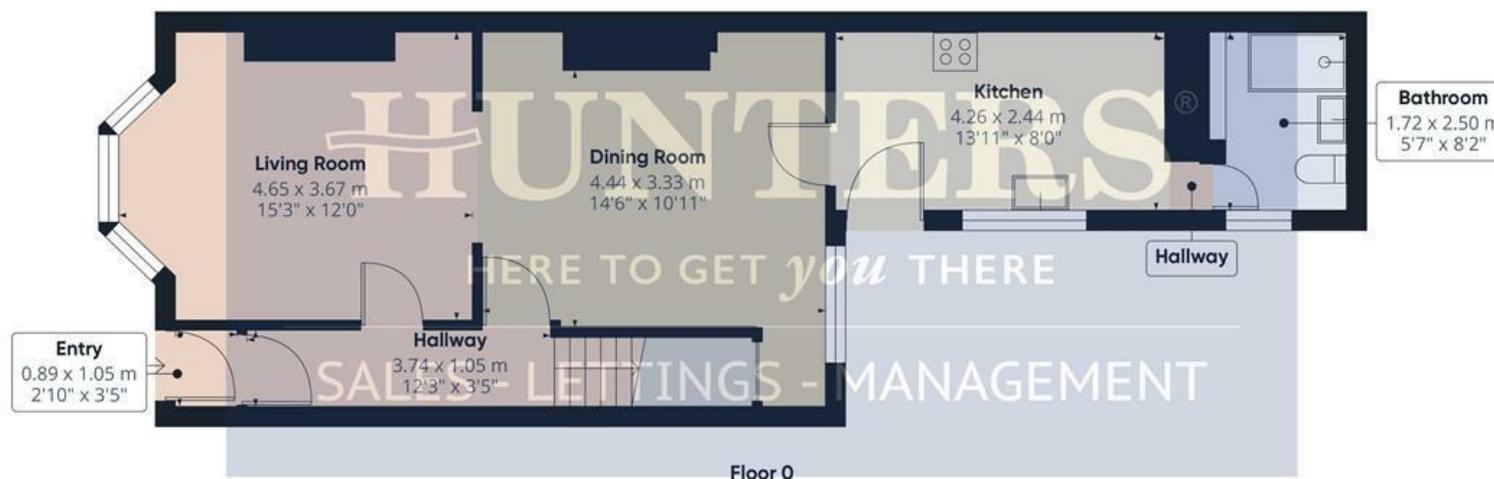
Inside, there are two reception rooms: a living room with large windows and built-in shelving, and a separate dining room with useful under-stairs storage. The generously sized kitchen is in good condition and laid out as a practical space for everyday cooking and dining.

Upstairs, the master bedroom is a large room with built-in wardrobes, and the second bedroom is also a double with built-in storage, making the most of the available space. The recently renovated bathroom features a walk-in shower and heated towel rail. The loft has been boarded, providing practical additional storage. The property is in good condition overall and could benefit from some modernisation, giving buyers the opportunity to put their own stamp on it.

The house is well placed for first-time buyers, investors and families, with nearby schools and everyday shops within easy reach. Sunderland city centre, with its wider range of shops, cafés and restaurants, is a short journey away.

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Approximate total area⁽¹⁾

92.7 m²
 999 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.

GIRAFFE360



Entry

2'11" x 3'5"

Hallway

12'3" x 3'5"

Living Room

15'3" x 12'0"

Dining Room

14'6" x 10'11"

Kitchen

13'11" x 8'0"

Bathroom

5'7" x 8'2"

Landing

14'7" x 5'4"

Bedroom 1

12'11" x 14'10"

Bedroom 2

14'11" x 9'0"

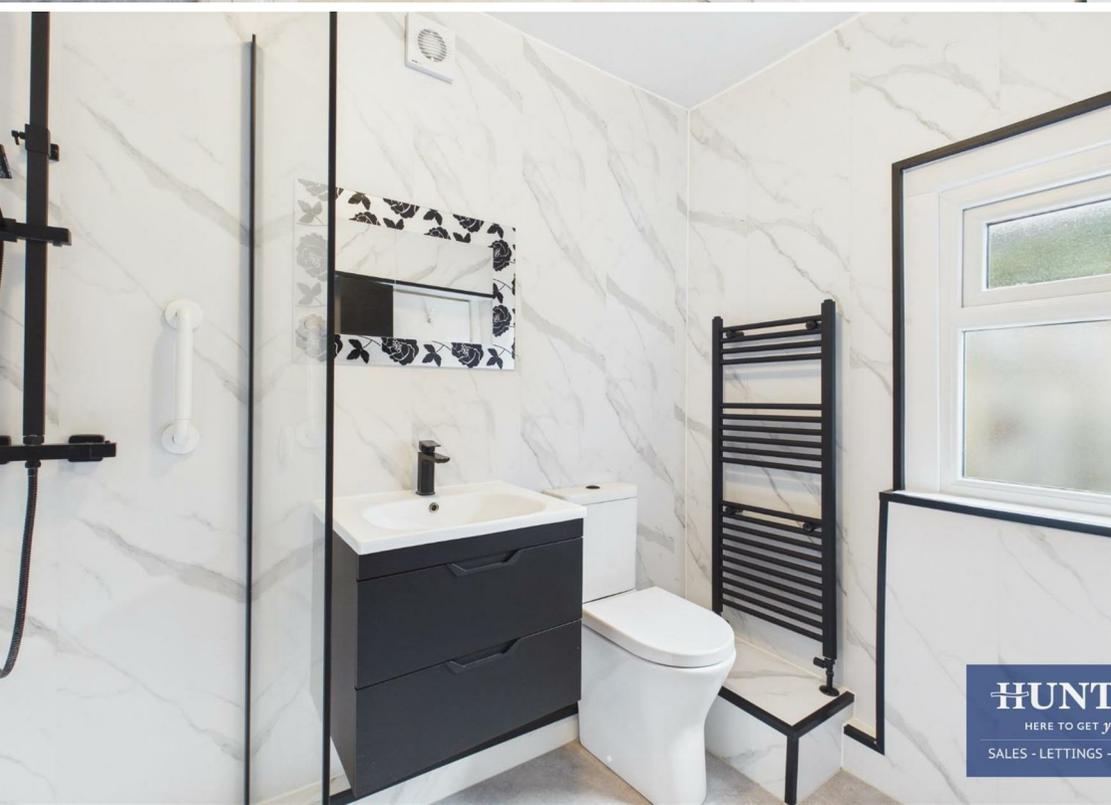
Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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. 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.





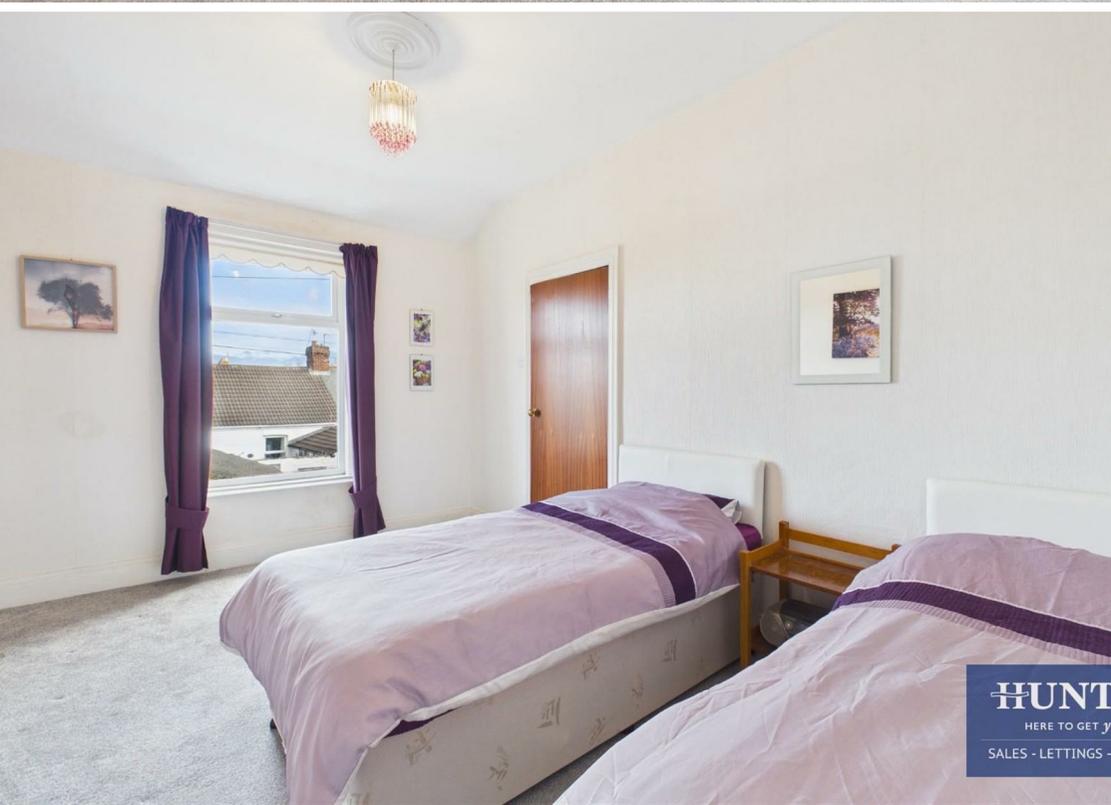




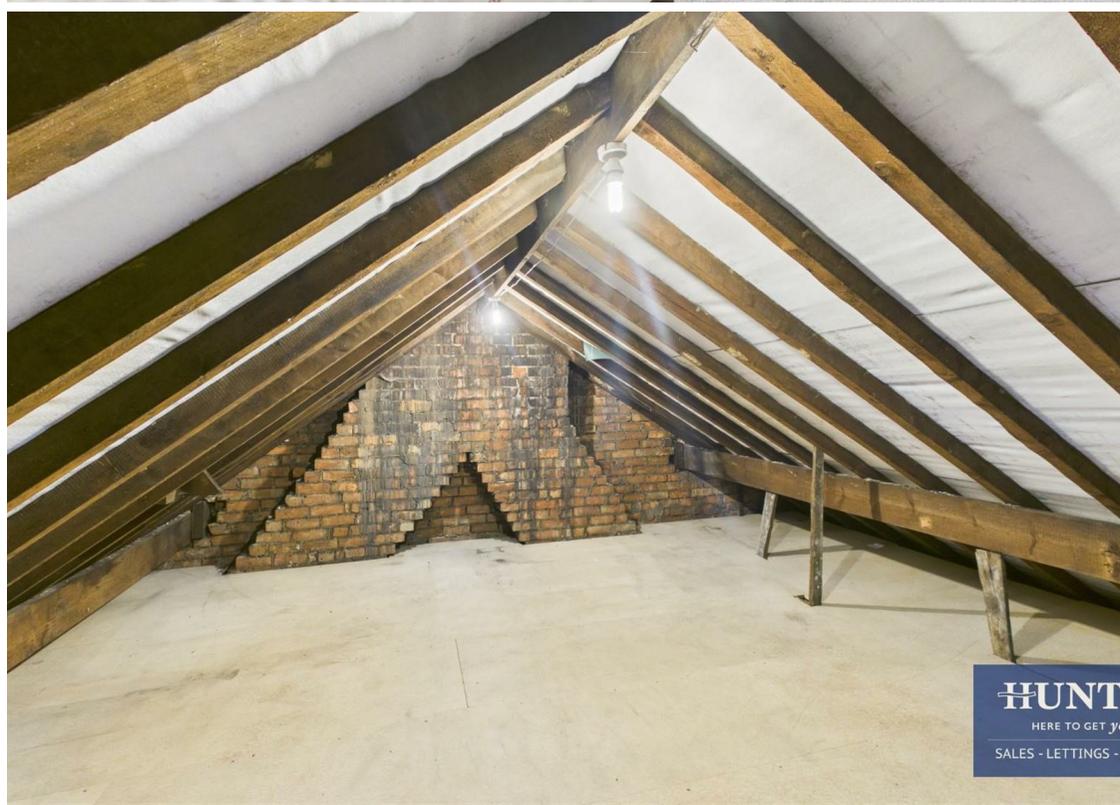
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