









A well appointed two bedroom first floor flat with pleasant rear courtyard, ideally situated within this popular area of Millfield. The private accommodation is accessed via its own front door at ground floor level with a staircase leading up to the first floor. There is a spacious lounge, kitchen, two bedrooms and a bathroom/wc. Benefits of the property include double glazing, gas central heating to radiators and a private courtyard to the rear. This location is close to local amenities, shops and schools, Sunderland Royal Hospital and Millfield Metro Station. With immediate vacant possession and no upper chain involved, early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via private double glazed entrance door with a staircase leading up to the first floor.

First Floor Landing



With a radiator and doors leading off to the lounge and 2 bedrooms.

Lounge 13'8" x 12'1"



Double glazed window to the rear, radiator and door to the kitchen and door to the lobby.

Kitchen 13'7" x 6'11"



Wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include a double electric oven and electric hob. Space has been provided for the inclusion of a fridge and washing machine. There's a radiator, double glazed window to the rear and a wall mounted boiler.

Lobby

With door to the bathroom and door to the rear staircase, leading down to the double glazed back door.

Bathroom



3 piece suite - low level WC, pedestal wash hand basin and p-shaped panelled bath with shower attachment. Tiled walls and floor, radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'10" x 11'8" into alcove



Double glazed window to the front with open view over the park and a radiator.

Bedroom 2 9'1" x 6'11"



Double glazed window to the front overlooking the park and a radiator.

Outside



There is a private courtyard to the rear of the property.

Council Tax Band

The Council Tax Band is Band A

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/9/1994 and the Ground Rent is £0.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice

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 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.

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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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 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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MAIN ROOMS AND DIMENSIONS

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	56	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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