









This attractive two bedroom mid terraced cottage offers well presented accommodation throughout, situated in the popular location of Millfield. The property comprises an entrance hallway, lounge, modern kitchen, two bedrooms and a bathroom/wc. Externally, there is a delightful enclosed rear courtyard providing a low-maintenance outdoor space. Conveniently located close to local amenities, shops, and transport links, early viewing highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Hall

Radiator and access point to loft.

Lounge 12'1" x 12'8"



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

Kitchen 6'6" x 12'11"



Range of wall and base units with countertops over incorporate stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and cooker hood, space for washing machine and low level fridge and freezer. Wall mounted boiler and double radiator. Double glazed window, UPVC door to rear and door to bathroom.

Bathroom



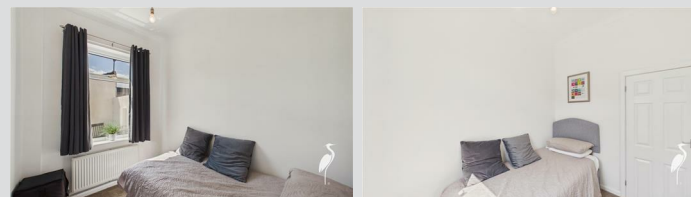
Low level WC, washbasin and bath with dual head waterfall shower over, double radiator and double glazed window to rear.

Bedroom 1 15'7" x 12'8"



Double glazed window to front and double radiator.

Bedroom 2 6'7" x 9'4"



Double glazed window to rear and radiator.

Outside



Low maintenance courtyard with artificial grass, gate to access rear lane and access to the outhouse / store.

Outhouse / Store 6'4" x 7'9"

A useful storage space with two double glazed windows and UPVC door.

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.

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 on them that statements are representations of fact, but

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MAIN ROOMS AND DIMENSIONS

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

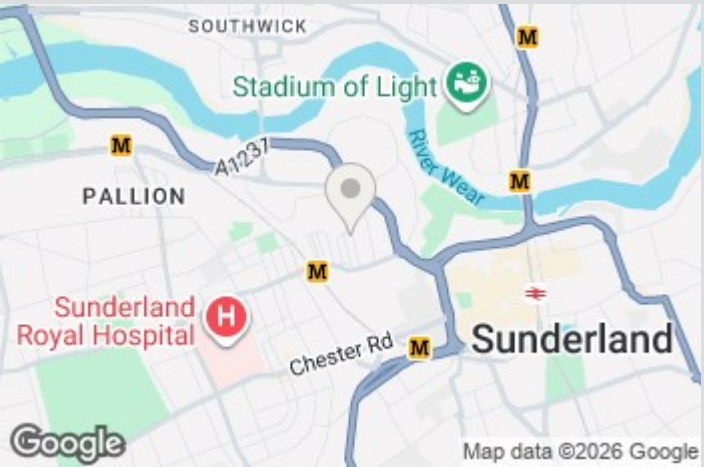
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

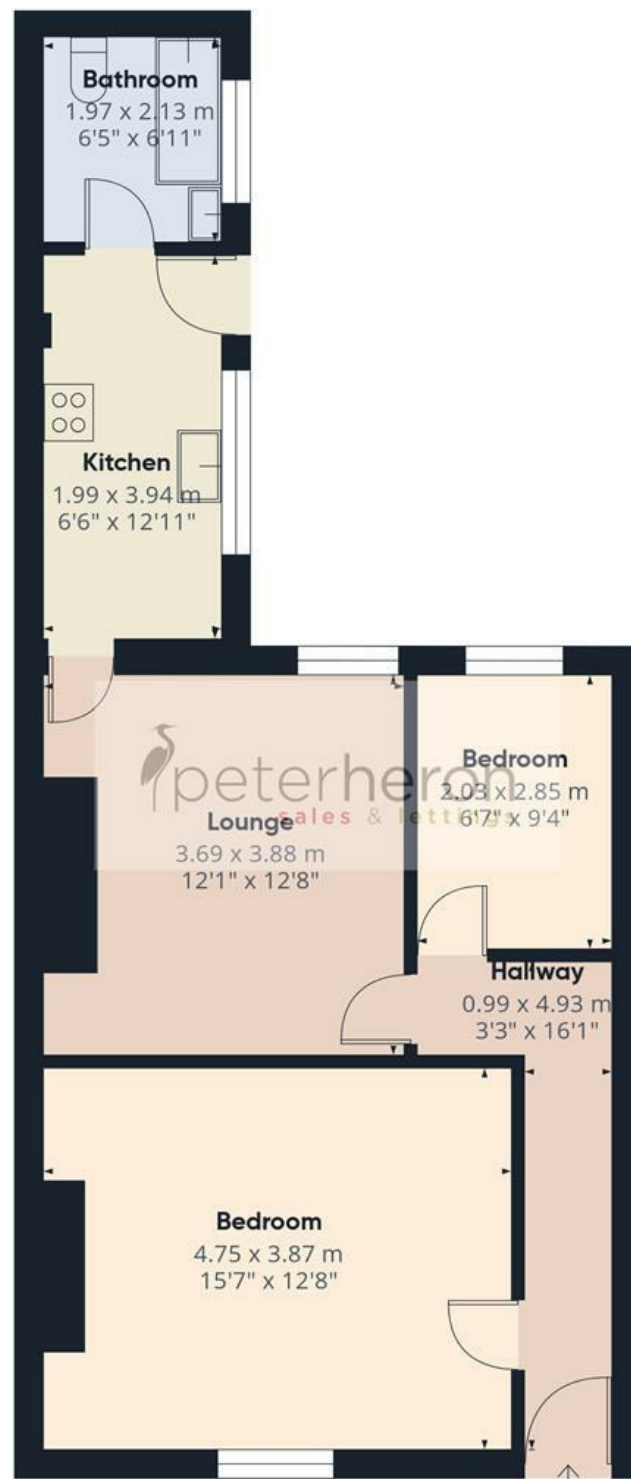
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		
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Ground Floor

Approximate total area⁽¹⁾

55.1 m²

594 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.

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