



**Sorley Street,, Millfield, Sunderland, SR4 7UY**

**£117,000**

**HUNTERS®**  
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# Sorley Street, Millfield, Sunderland, SR4 7UY

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* TWO BED MID TERRACE \* REAR YARD \* NO ONWARD CHAIN \* COUNCIL TAX BAND - B \*

Nestled in the heart of Sunderland, this charming period house on Sorley Street offers a wonderful opportunity for those looking to add their personal touch.

The property features well proportioned reception rooms. With two comfortable bedrooms, it is ideally suited for a wide range of buyers.

The layout of the home is both practical and inviting, making it an excellent choice.

While the kitchen and bathroom have been newly replaced, the rest of the house presents a chance for refurbishment, allowing you to modernise the space to your liking.

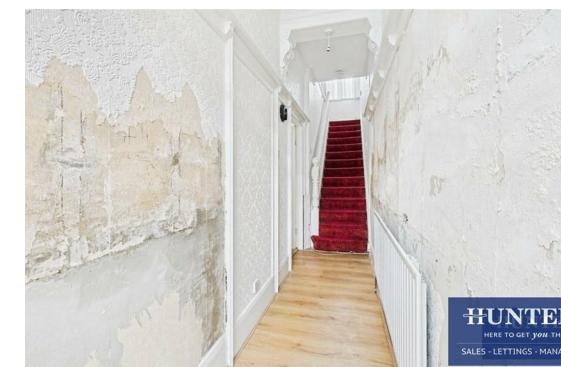
Externally there is a rear yard with roller shutter.

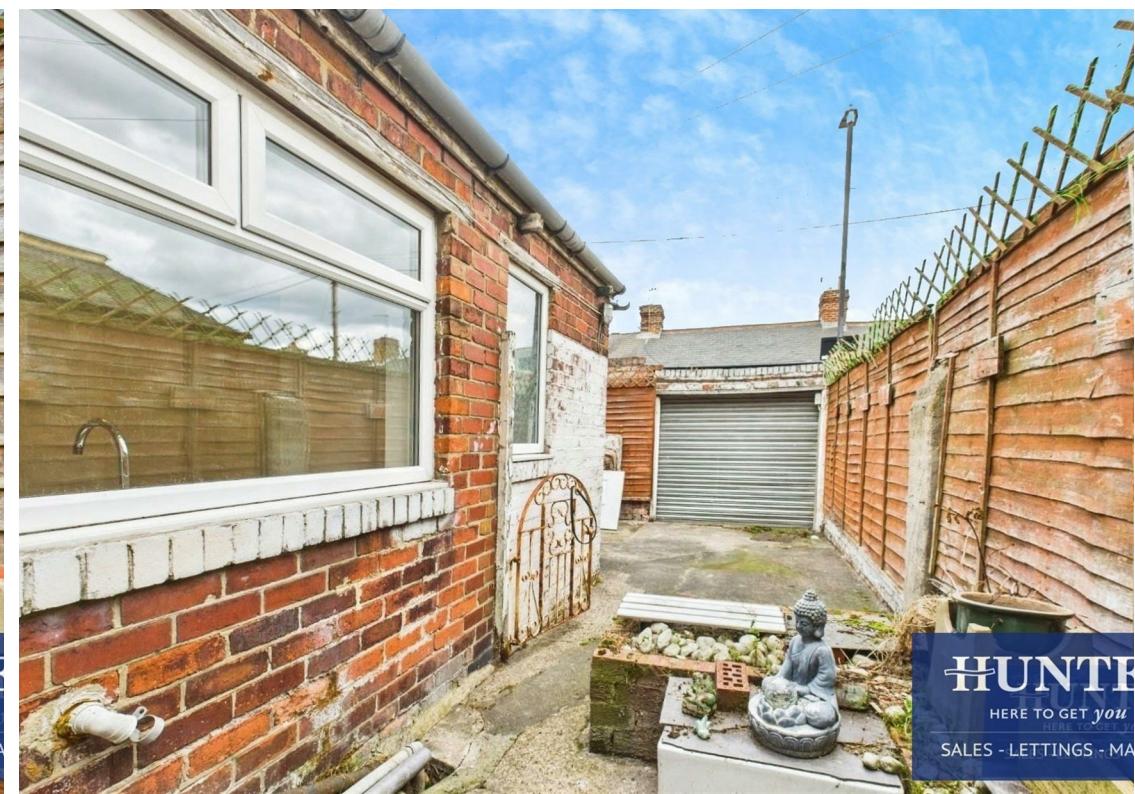
Situated within a vibrant community, this property benefits from local amenities and transport links that are conveniently close by, ensuring that everything you need is within easy reach.

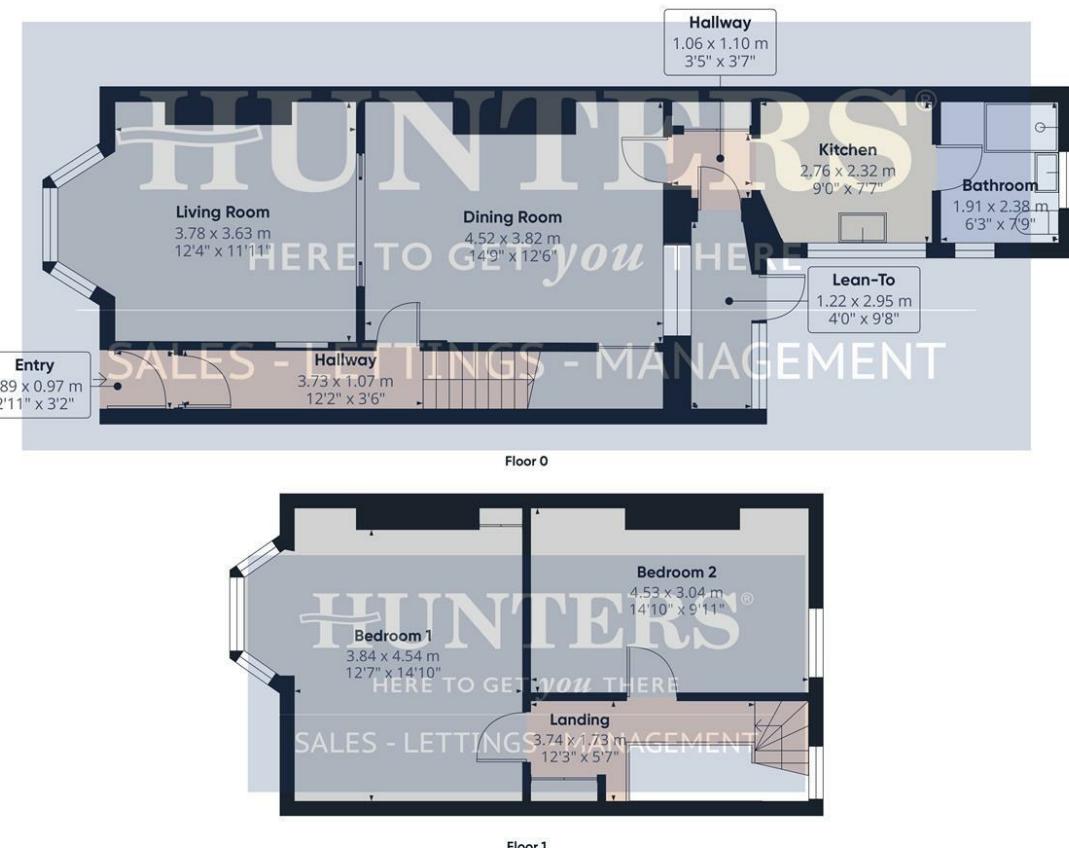
For those interested in exploring the property further, a virtual tour is available, allowing you to appreciate the space and layout from the comfort of your own home.

This house on Sorley Street is not merely a place to live; it is a wonderful opportunity to create your dream home.

Do not miss the chance to make this property your own and enjoy all that Sunderland has to offer.







### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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SALES - LETTINGS - MANAGEMENT

Approximate total area<sup>(1)</sup>  
92.6 m<sup>2</sup>  
996 ft<sup>2</sup>

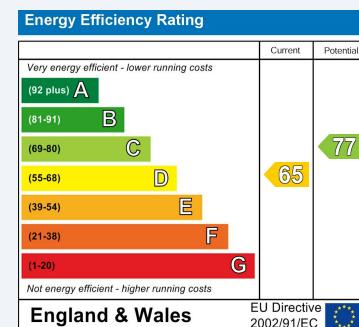
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.