









A superb three bedroom semi detached house, enjoying a most convenient situation within this popular area of Millfield. Internally the property comprises to the ground floor of entrance porch, lounge, dining room and an impressive, upgraded kitchen. To the first floor there are three and a contemporary shower room/wc. Situated close to local amenities, shopping facilities and Sunderland Royal Hospital as well as providing excellent transport links into the City centre and surrounding areas. We highly recommend early viewing to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Stairs to first floor with storage under. Open plan into lounge.

Lounge



Double glazed window to front, double radiator and feature fireplace. Double doors to dining room.

Dining Room



UPVC double glazed French patio doors to rear, radiator and open into kitchen.

Kitchen



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine. Double glazed window and UPVC door to rear. Radiator.

First Floor Landing



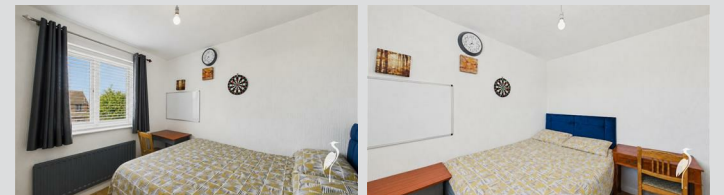
Access point to loft and storage cupboard.

Bedroom 1



Double glazed window to front, radiator and built in wardrobes.

Bedroom 2



Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3



Double glazed window to front and radiator.

Shower Room



Dual head waterfall shower cubicle, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and Double glazed window to rear.

Outside



Garden to the rear with double gates providing off street parking whilst to the front an enclosed lawned garden.

Council Tax Band

The Council Tax Band is Band B.

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 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 or book viewing online at peterheron.co.uk

Opening Times

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

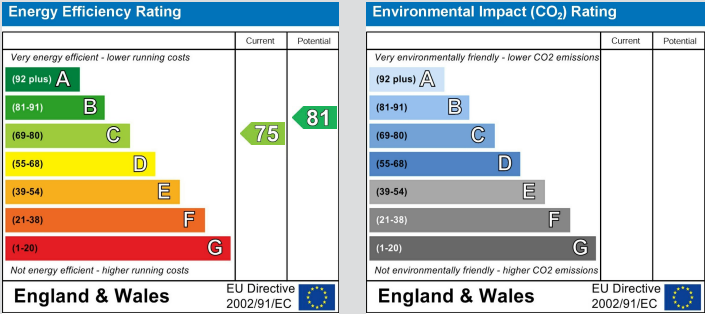
Ombudsman

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

Visit www.peterheron.co.uk or call **01915103323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

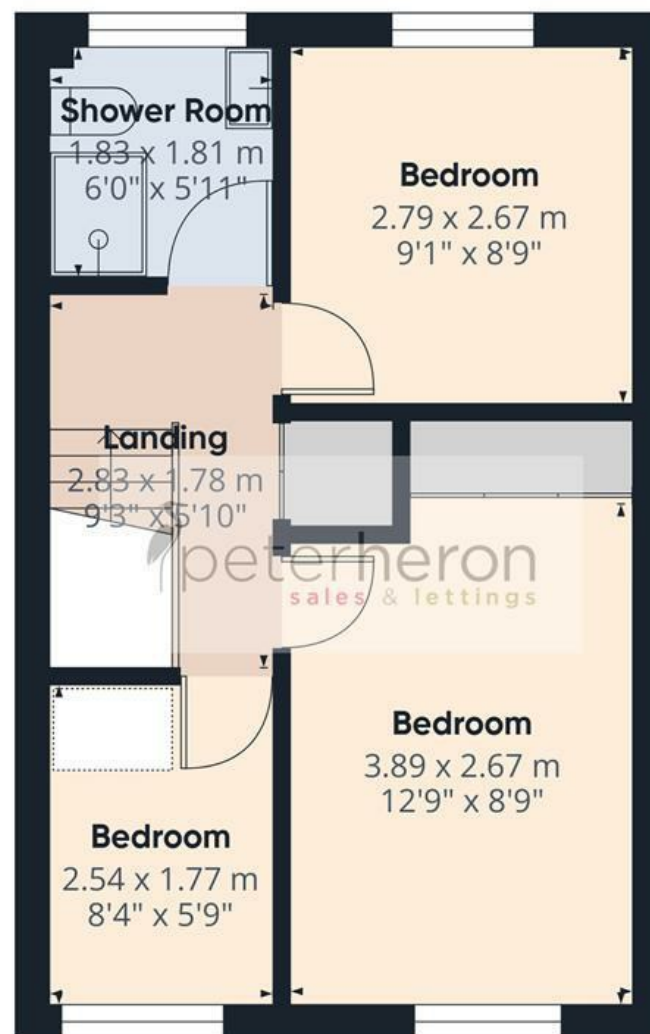


Visit www.peterheron.co.uk or call **01915103323**

Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor

Approximate total area⁽¹⁾

71.2 m²

768 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

