Rose Street, Millfield, Sunderland

£120,000

peterh
sales

peterh
sales

This spacious three bedroom, two reception room mid terrace dormer cottage, has been recently upgraded and modernsied, situated within this popular and convenient location. Internally on the ground floor includes a hall, two well proportioned reception rooms, an impressive contemporary kitchen and a modern bathroom/wc whilst to the first floor there are three bedrooms. Externally there is a courtyard to the rear. The property is well placed for access to local amenities, shops and schools, as well as being ideally placed for Sunderland Royal Hospital and Sunderland University, as well as for transport connections to surrounding areas. With immediate vacant possession and no upper chain involved, early viewing is essential to appreciate this superb property.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Stairs to the first floor and radiator.

Lounge
Double glazed window to the front and radiator. Archway to the dining room.

Dining Room

Two double glazed window to the rear, double radiator and storage cupboard. Door to the kitchen.

Kitchen

Fitted with a range of wall and base units with wooden style work surface over incorporating 1 1/2 bowl stainless steel sink and drainer unit, integrated oven, electric hob and extractor fan. Wall mounted boiler. Part tiled walls. Door to courtyard and a door to the bathroom.

Bathroom
Low level WC, pedestal hand basin, panel bath with shower over and shower screen. Double glazed frosted window to the side.

First Floor Landing
Access point to loft.

Bedroom 1

Double glazed window to the front, single radiator and storage cupboard.

Bedroom 2

Double glazed window to the rear and radiator.

Bedroom 3

Double glazed window to the rear and radiator.

Outside

Low maintenance courtyard with roller shutter

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.

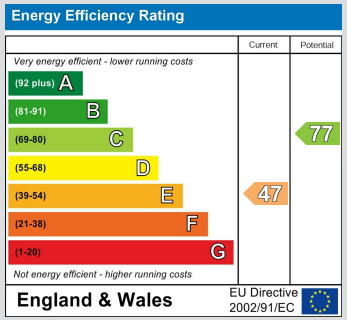
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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 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

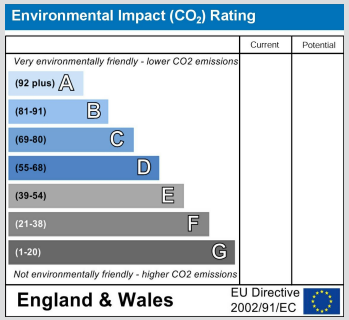
their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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.





Ground Floor

First Floor

peterheron
sales & lettings

Approximate total area(1)

84.8 m²

912 ft²

Reduced headroom

1 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360