# Sorley Street, Millfield, Sunderland, SR4

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# Sorley Street, Millfield, Sunderland, SR4

## Offers In The Region Of £120,000

* 2 BEDROOM * TERRACED COTTAGE * FREEHOLD * NO ONWARD CHAIN * REAR PARKING *

New to the market: a well-presented two-bedroom terraced cottage in the popular Millfield area of Sunderland, offered with no onward chain.

The property offers a well-proportioned layout with high ceilings throughout. To the front of the ground floor is a spacious master bedroom, featuring a large bay window that allows plenty of natural light. The sizeable living room has a gas fire with surround, twin windows and access to the first-floor bedroom. A useful storage cupboard is positioned between the living room and kitchen.

To the rear, the modern, practical kitchen features a tiled floor and leads through to a contemporary ground-floor bathroom, fitted with a walk-in shower and heated towel rail. Upstairs, the second bedroom is a generous double with built-in storage to both sides, providing flexibility for use as a main bedroom, guest room or home office.

Outside, the enclosed rear yard features artificial lawn and provides a low-maintenance outdoor space, together with off-street parking for one car.

Millfield is well placed for local shops, cafés and everyday amenities along Chester Road and Hylton Road, with a range of primary and secondary schools within easy reach. Sunderland Royal Hospital and Sunderland city centre are also nearby, while Barnes Park provides open green space, play areas and walking routes.

Transport links are excellent, with Millfield Metro station within walking distance, providing regular services into Sunderland city centre, Seaburn, South Shields and Newcastle.

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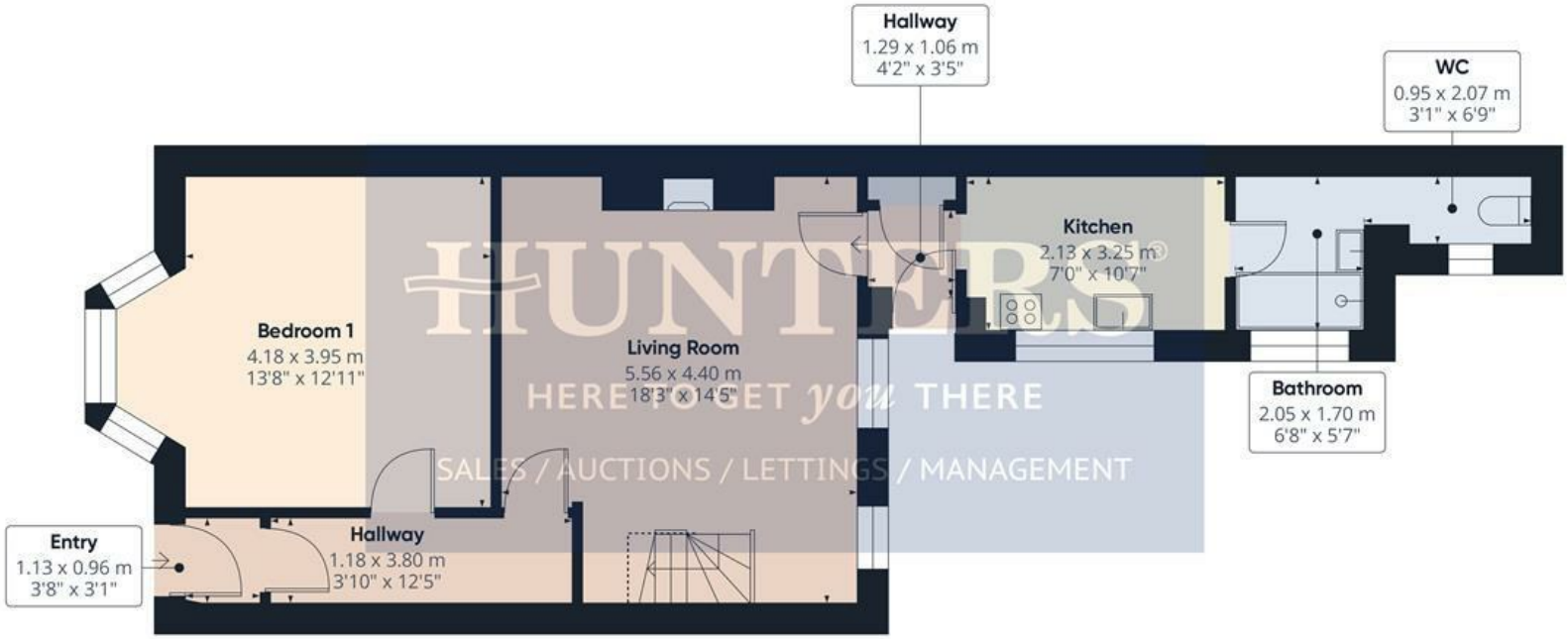


Floor 0

Floor 1

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**Approximate total area**(1)

87.4 m²

940 ft²

**Reduced headroom**

7.9 m²

85 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

**Entry**
3'8" x 3'1"

**Hallway**
3'10" x 12'5"

**Bedroom 1**
13'8" x 12'11"

**Living Room**
18'2" x 14'5"

**Hallway**
4'2" x 3'5"

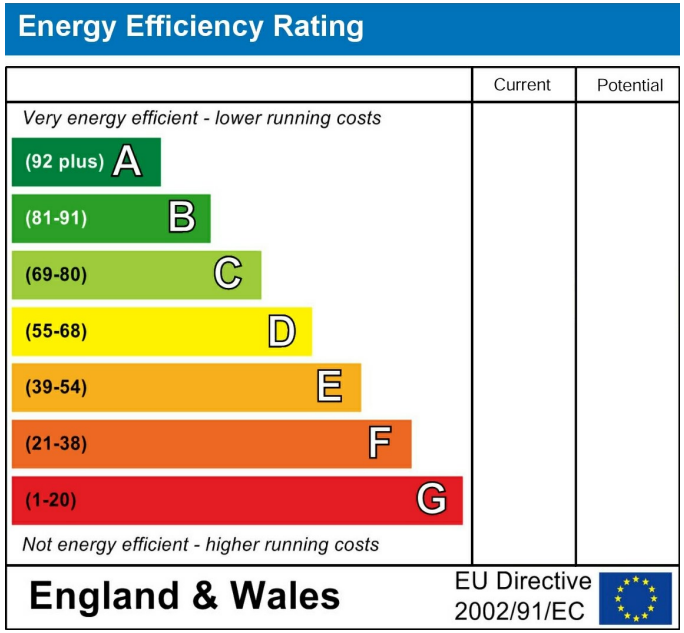
**Kitchen**
6'11" x 10'7"

**Bathroom**
6'8" x 5'6"

**WC**
3'1" x 6'9"

**Landing**
2'7" x 4'1"

**Bedroom 2**
14'1" x 18'6"




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. 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.

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Dog

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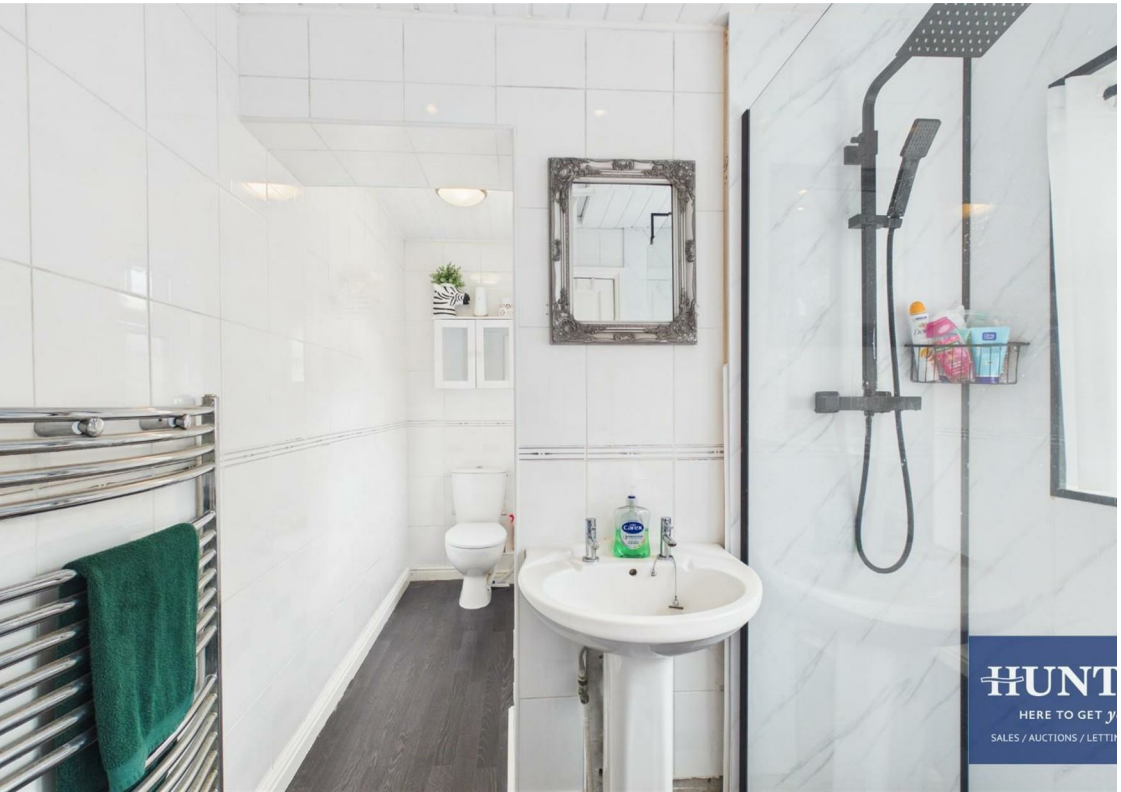
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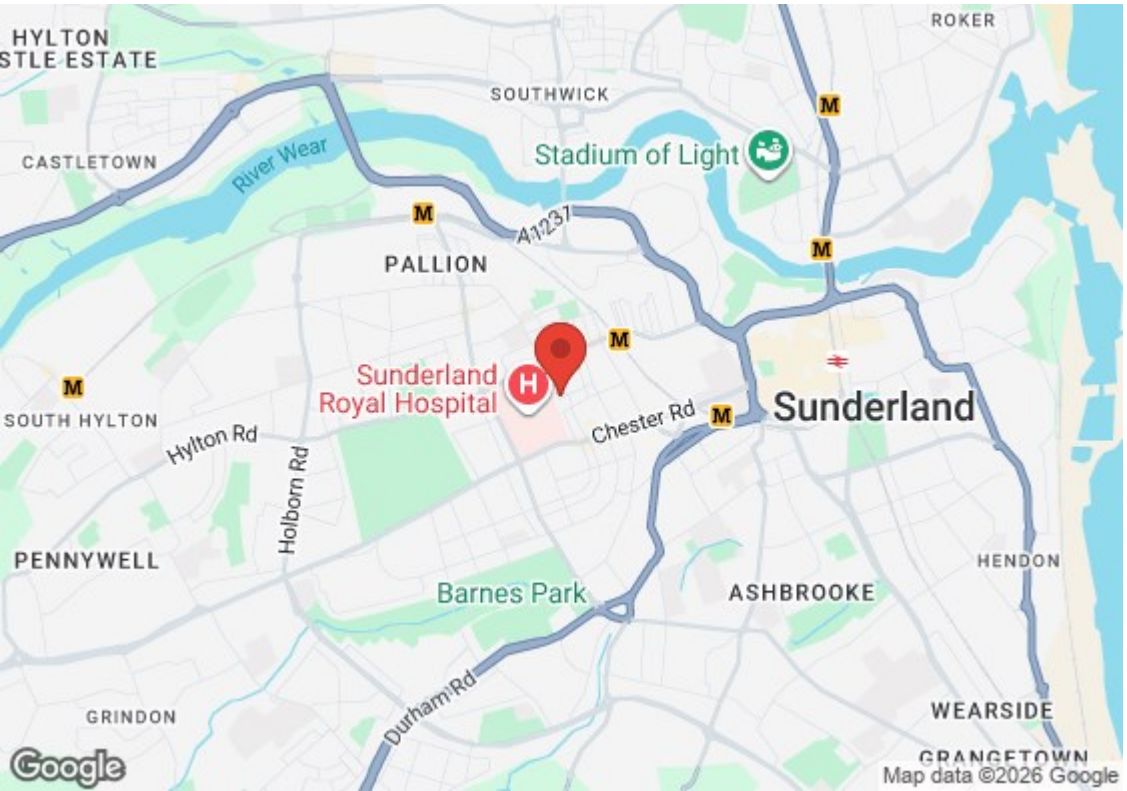
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A1231
PALLION
Sunderland
Royal Hospital
Sunderland
SOUTH HYLTON
Hylton Rd
Holborn Rd
Chester Rd
PENNYWELL
Barnes Park
ASHBROOKE
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GRINDON
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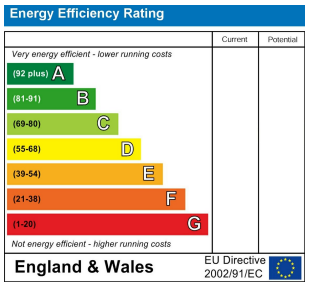
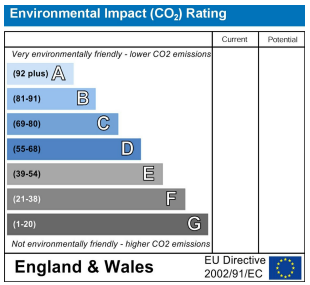

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower 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