









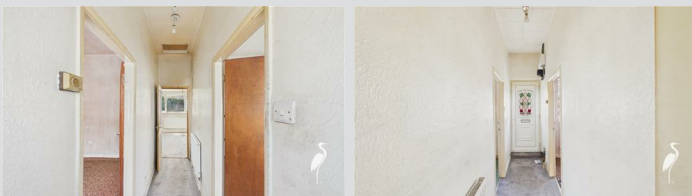
Situated in the popular Millfield area, this two-bedroom cottage offers well-proportioned accommodation and plenty of potential. The property comprises an entrance hallway, spacious lounge, fitted kitchen, bathroom, and two bedrooms. Externally, there is an enclosed rear courtyard providing a low-maintenance outdoor space. Conveniently located close to local amenities, shops, and transport links, the property would appeal to a range of buyers including first-time purchasers, investors, or those looking for a home they can personalise to their own tastes and requirements.

MAIN ROOMS AND DIMENSIONS

All On Ground Floor

Access via UPVC entrance door into

Reception Hall



Radiator and doors to Lounge and bedrooms

Lounge



Double glazed window to rear, radiator and feature fireplace.
Door to kitchen

Kitchen

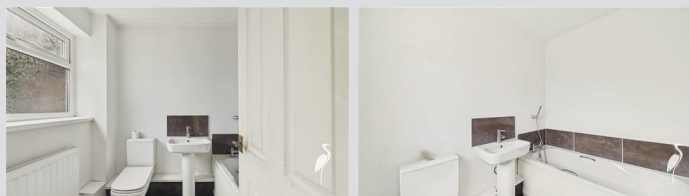


Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven and electric hobs. Space for a fridge freezer and washing machine. Radiator, double glazed window to rear and open into rear hall

Rear Hall

UPVC door to rear and door to bathroom

Bathroom



Bath with shower tap, low level wc and hand wash basin.
Radiator and double glazed window to side

Bedroom 1



Double glazed window front and a radiator

Bedroom 2



Double glazed window front and a radiator

Outside



Low maintenance paved courtyard with a wooden gate to access rear lane

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band A

Important Notice

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

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

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

Viewings Fst

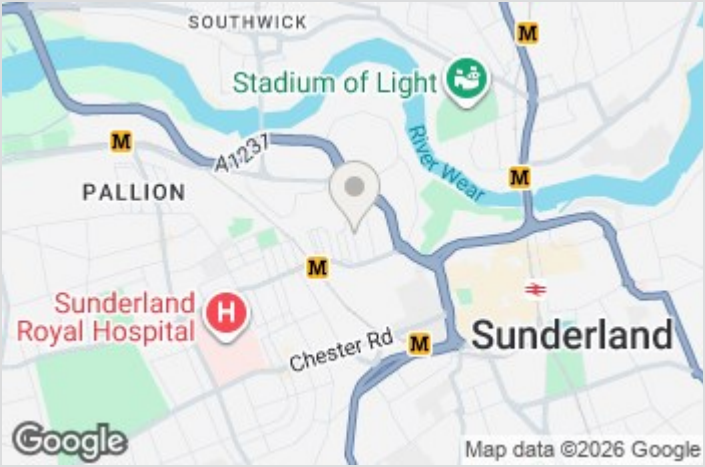
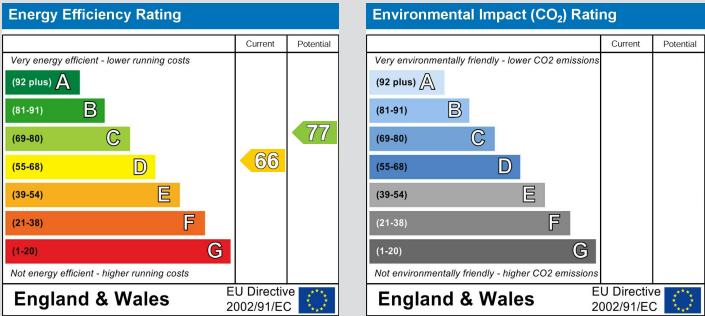
To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

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



Approximate total area⁽¹⁾

63.6 m²

685 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

