

Well Street, Millfield, Sunderland £64,950











This deceptively spacious two bedroom mid terrace cottage enjoys a convenient situation close to local amenities, shops, schools and Sunderland Royal Hospital, as well as offering links to Sunderland City Centre and transport connections. Internally the accommodation on the ground floor includes a hall, generous lounge with glazed door to the rear, kitchen, bathroom, wc and a double bedroom, whilst to the first floor there is a second bedroom. Externally there is a courtyard to the rear with a roller shutter access door. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Lobby
Inner door to hall.

Hall
Doors to lounge and bedroom.

Lounge 13'5" x 16'5"




UPVC double door and full height window to rear, radiator and feature fireplace. Stairs to first floor and door to kitchen.

Kitchen 12'2" x 6'3"





Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine. Wall mounted boiler, double glazed window to rear and door to bathroom.

Bathroom




Bath with shower over, low level wc and wash basin. Radiator and double glazed window to rear.

Bedroom 1 13'4" x 14'1"





Double glazed window to front and radiator.

First Floor Landing



Door to bedroom.

Bedroom 2 11'1" x 11'10"






Two Velux windows, four storage cupboards and radiator.

Outside




Block paved courtyard to rear with an electric roller shutter and there is a shed.

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

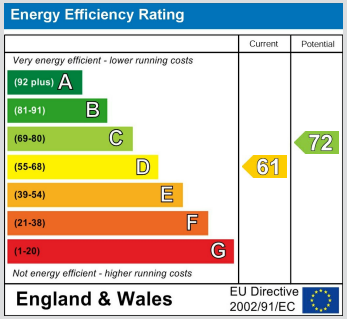
MAIN ROOMS AND DIMENSIONS

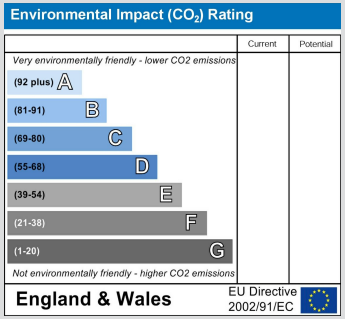
necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of 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.

Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

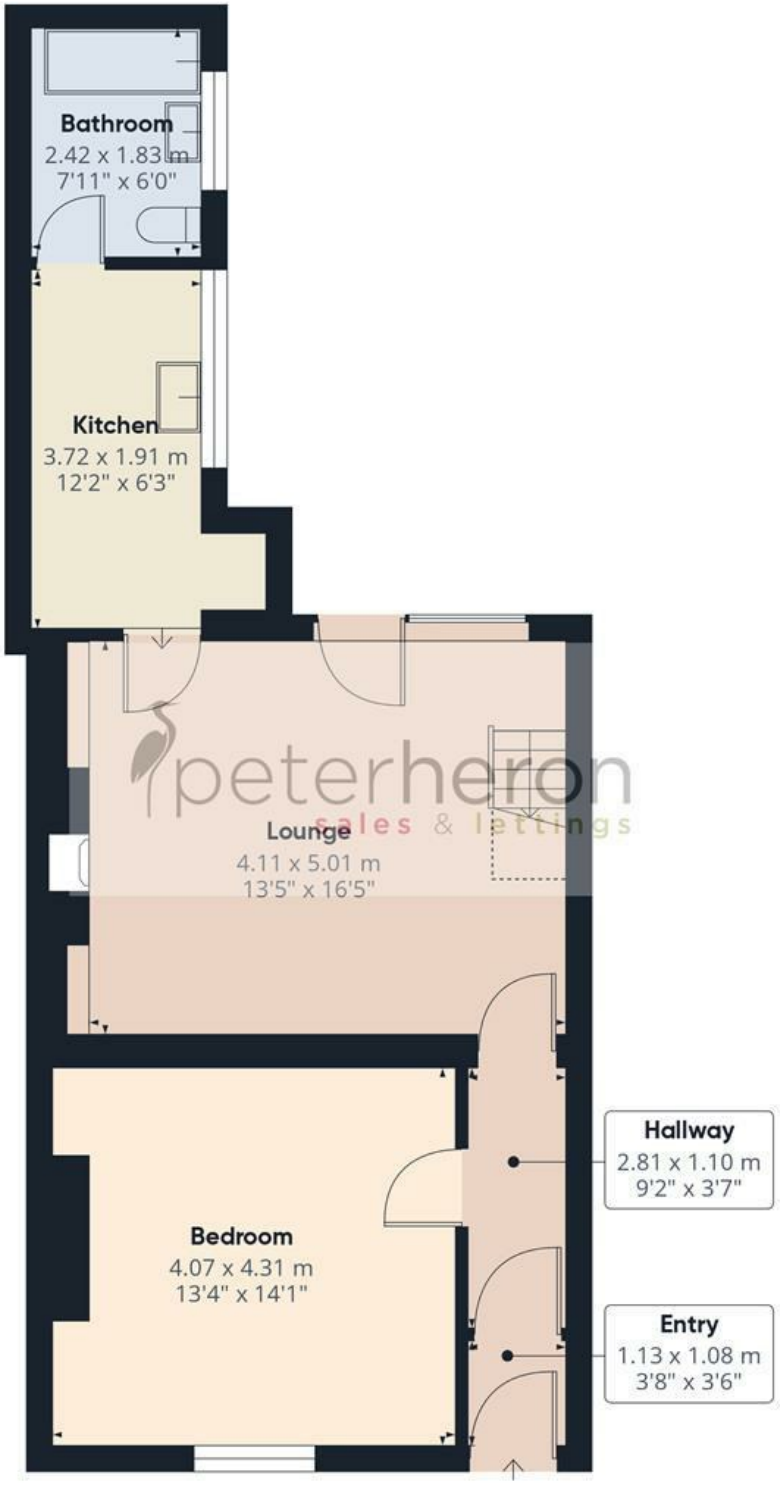
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









Ground Floor

peterheron
sales & lettings

Approximate total area(1)

55.1 m²

593 ft²

Reduced headroom

1.1 m²

12 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