





An impressive, two bedroom end terrace property, ideally situated within this popular area of Millfield. The attractive and well appointed accommodation includes a hall, lounge with multi fuel burning stove, breakfasting kitchen, two bedrooms and a modern bathroom/wc. Benefits of the property include double glazing, gas central heating to radiators (where stated), a delightful courtyard and steps from bedroom two leading up to an excellent floored and boarded out loft space with two Velux windows. This location is close to local amenities, shops and schools, Sunderland Royal Hospital and Millfield Metro Station. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

There is a radiator and doors connecting off to the lounge and bedroom two.

Lounge 14'6" x 10'7" extending to 14'0"



Spacious room with a double glazed window to both the front and a further double glazed window looking into the courtyard, there are two radiators and the focal point of the room is a superb multi fuel burning stove, doors connect off to the kitchen and bedroom one.

Kitchen 16'0" x 7'4"



Wall and base units with work surface over incorporating a sink and drainer unit, integrated oven and hob, space has been provided for the inclusion of a fridge freezer, washing machine and a tumble drier, there is a radiator, double glazed window looking into the courtyard, space has also been provided for a small table and chairs, there is a wall mounted boiler and a door to the lobby.

Lobby

With a double glazed external door to the courtyard, a useful built in cupboard and a door to the bathroom.

Bathroom



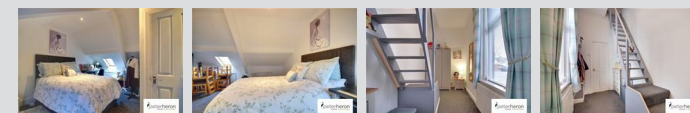
With a three piece modern suite comprising of a low level WC, mini wash hand basin set into vanity unit and a panel bath with electric shower over as well as an additional shower attachment, there is a radiator, double glazed window and tiled walls.

Bedroom 1 13'2" x 10'6" into alcove



Double glazed window to the side and a radiator.

Bedroom 2 13'1" x 5'11" max measure inc fixed steps



Double glazed window to the front, radiator and fixed steps leading up to the loft area.

Loft Area

A superb loft space with two Velux windows, the area is also fully floored and boarded out.

Outside

There is an attractive courtyard.

Council Tax Band

The Council Tax Band is Band A

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

MAIN ROOMS AND DIMENSIONS

Tenure Freehold

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

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Fawcett Street Viewings

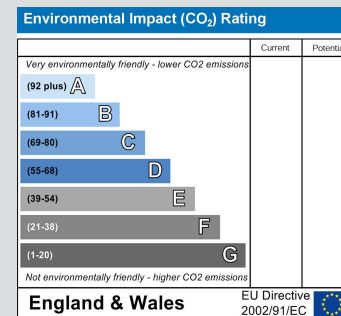
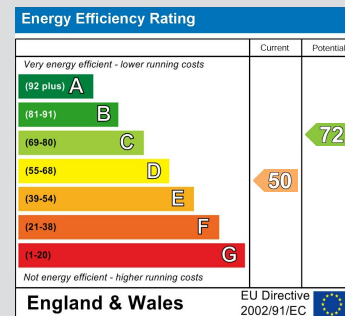
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

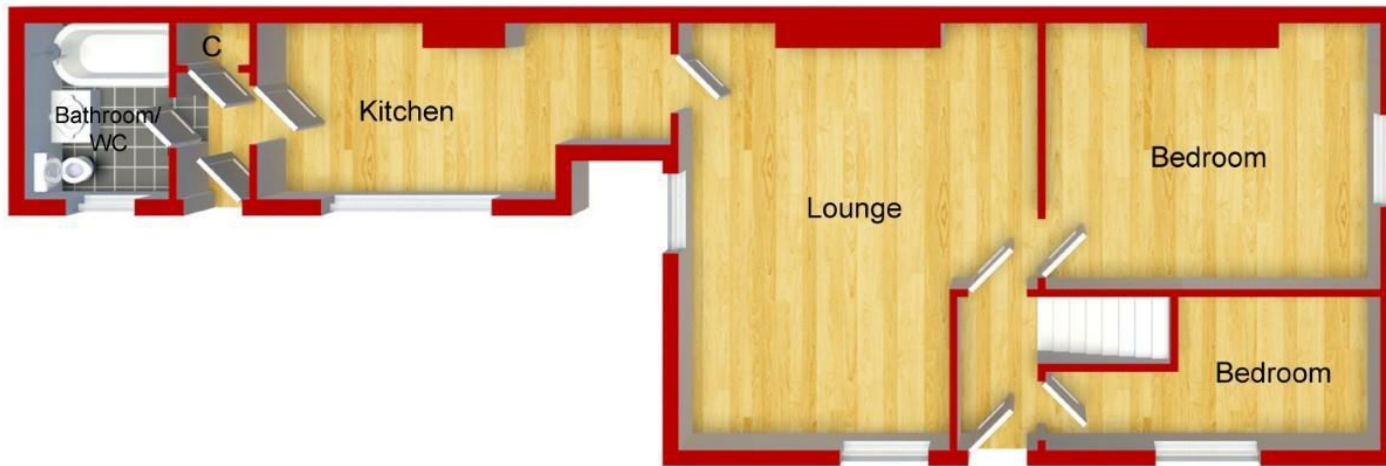
Ombudsman

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

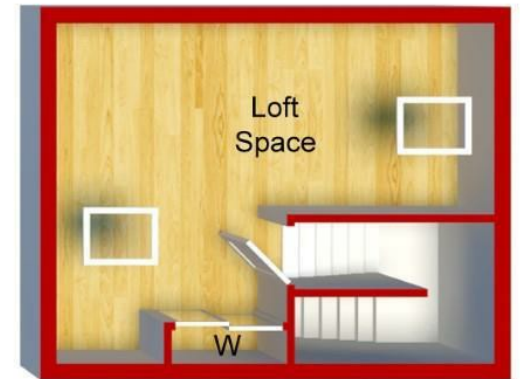
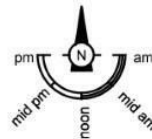


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Ground Floor
Approximate Floor Area
(57.79 sq.m)



First Floor
Approximate Floor Area
(22.71 sq.m)

2 Kings Place