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sales & lettings



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Matamba Terrace, Millfield, Sunderland

£99,950







An attractive three bedroom mid terrace house with a driveway and garage situated within this popular and convenient area. Internally the accommodation on the ground floor includes an entrance lobby with cloakroom/WC, lounge and a kitchen whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there is a small garden to the front and to the rear there is a block-paved driveway providing off street parking, leading to an integral single garage. Benefits of the property include gas central heating to radiators (where stated) and double glazing. This ideal location provides easy access to local amenities, shops and schools as well as to Sunderland Royal Hospital, Sunderland City Centre and there are excellent transport links including Millfield Metro Station. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

Door to cloakroom/WC and door to lounge.

Cloakroom/WC



Low level WC and pedestal washbasin, radiator and double glazed window.

Lounge 13'3" x 13'7"



Measurements not including staircase area, double glazed window to front, radiator, door to kitchen and staircase to first floor.

Kitchen 11'5" x 8'7"



Wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include and oven and hob, space for slimline dishwasher, fridge freezer, washing machine and tumble dryer. Double glazed door to rear and wall mounted boiler.

First Floor Landing

Bedroom 1 13'4" x 9'2"



Double glazed window to front and radiator.

Bedroom 2 11'8" x 9'3"



Double glazed window to rear and radiator.

Bedroom 3 6'11" x 5'6" extending to 7'6"



Double glazed window to front, built in cupboard and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, radiator and double glazed window.

Outside



Small forecourt area to the front, and to the rear a block paved area providing off street parking if required and also access to the integral GARAGE.

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 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

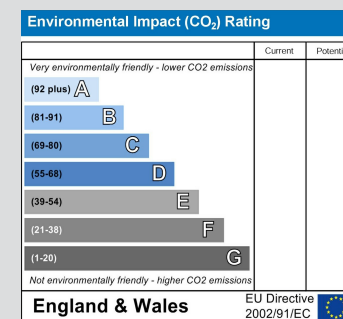
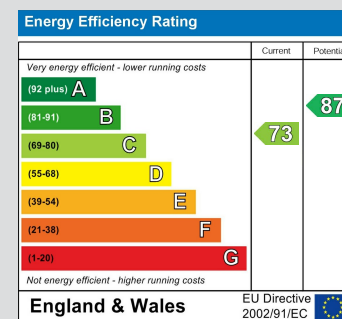
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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