









This attractive mid terrace dormer cottage provides deceptively spacious accommodation available immediately on a unfurnished basis. Internally comprising an entrance hall, generous lounge, a modern fitted kitchen and a double bedroom. A staircase from the lounge leads up to the first floor where there is a second well-proportioned bedroom and a bathroom/wc. Benefits of the property include gas central heating to radiators, double glazing and an enclosed courtyard to the rear with a roller shutter access door. Situated within this popular area of Millfield, the property is close to local amenities, shops, Sunderland Royal Hospital and Millfield Metro Station. Available Mid June 2025.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Radiator.

Bedroom 1 11'11" x 11'8"

Double glazed bay window to the front, radiator and coved corning.

Lounge 15'5" x 13'1"



Staircase to first floor, double glazed window to the rear and coved corning.

Kitchen 10'7" x 6'9"



Base and eye level units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an oven and hob with extractor hood over. There's a double glazed window, radiator and door to the rear courtyard.

First Floor Landing

Bedroom 2 15'5" x 5'10" approx measurements



Double glazed window and a radiator.

Bathroom



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

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MAIN ROOMS AND DIMENSIONS

Outside



There's a small forecourt area to the front whilst to the rear there is a courtyard with roller shutter access door.

Council Tax Band

The Council Tax Band is Band A.

Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron

Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing

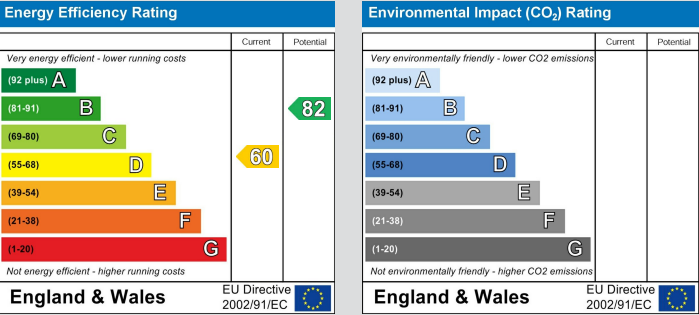
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at peterheron.co.uk

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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