

Cromwell Street, Millfield, Sunderland

£85,000









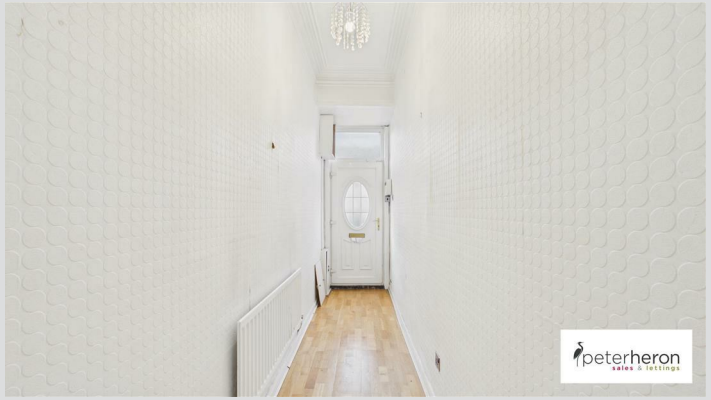


This two bedroom, two reception room dormer cottage, provides deceptively spacious accommodation within this popular and convenient location. Arranged over two floors, internally comprising of an entrance hall, lounge, dining room, kitchen, ground floor bathroom and two first floor bedrooms. Externally there is a forecourt to the front and a generous courtyard to the rear with a roller shutter access door. Ideally situated for a range of amenities, close to shops and schools and for access to Sunderland Royal Hospital, Sunderland City Centre and 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 UPVC entrance door.

Reception Hall



Radiator and door to dining room.

Lounge



Double glazed bay window to front, feature fireplace and radiator. Open plan into dining room.

Dining Room



Double glazed window to rear, stairs to first floor with storage under and door to kitchen.

Kitchen



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and hood. Space for fridge freezer and washing machine. Double glazed window to rear and radiator.

Rear Hall
UPVC door to rear and door to bathroom.

Bathroom



Bath with shower over and a vanity unit comprising low level wc and wash basin. Chrome heated towel rail and double glazed window to rear.

First Floor Landing

Bedroom 1



Double glazed window to front, double radiator and built in furniture.

Bedroom 2



Velux window, radiator and storage cupboard.

Outside



Enclosed spacious courtyard to the rear with roller shutter door providing off street parking.

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.

Boiler
A new combi boiler was installed in November 2024. The EPC was done before the boiler was installed.

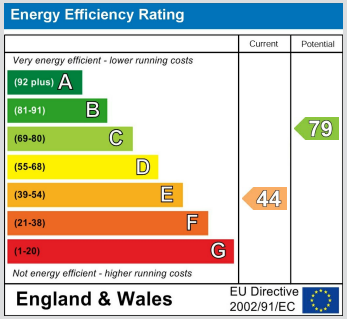
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your

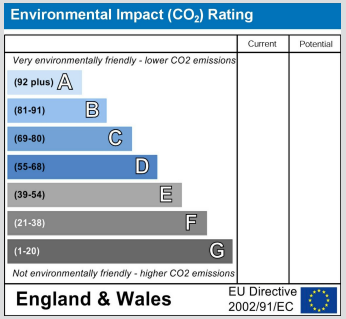
decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details 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.

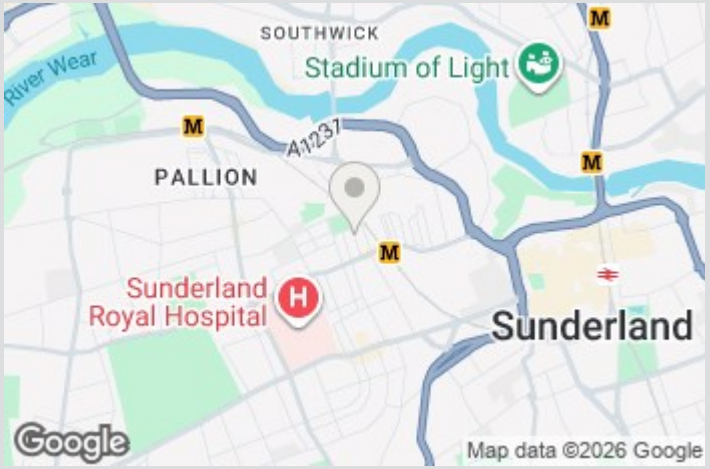
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

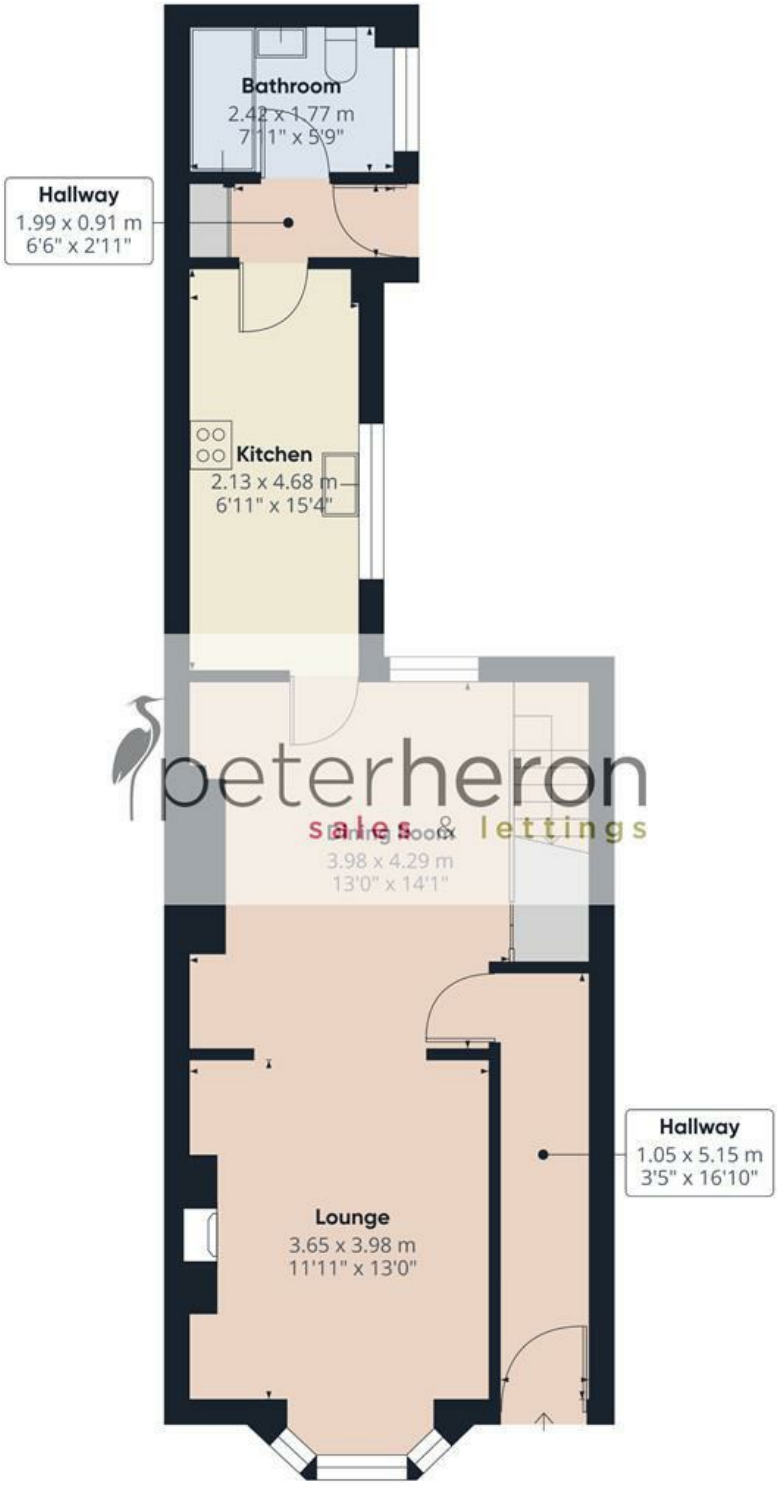
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









Ground Floor



First Floor

peterheron
sales & lettings

Approximate total area(1)

84.1 m²

904 ft²

Reduced headroom

0.6 m²

6 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