









This spacious three bedroom, two reception roomed dormer cottage would benefit from general updating and modernising therefore providing fantastic potential to buyers. Arranged over two floors, internally comprising of an entrance hall, lounge, dining room, kitchen, ground floor bathroom and three first floor bedrooms. Externally there is a forecourt to the front and to the rear a good sized courtyard with up and over access door. Conveniently situated in the popular residential area of Millfield and is ideally located for a range of amenities, close to shops and schools and just a short walk away from Millfield Metro station and boasting excellent transport links to Sunderland City Centre and wider road networks.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

## Hall

Lounge 14'7" into bay x 15'7" into alcove



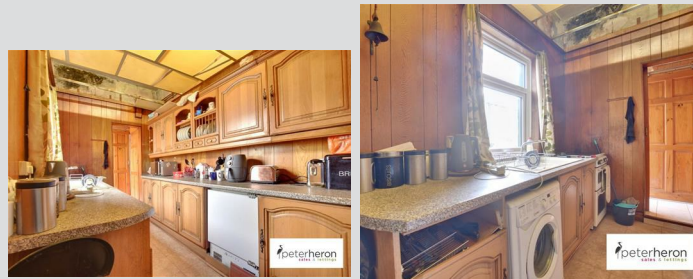
Double glazed bay window to the front and a radiator.

Dining Room 12'11" x 18'8" max measure inc staircase area



Double glazed window to the rear, radiator, staircase to the first floor and a door to the kitchen.

Kitchen 11'5" x 6'9"



Wall and base units with work surfaces over, incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the of a cooker, fridge and washing machine, there is a double glazed window and a door to the lobby.

## Lobby

Double glazed external door to the yard, built in cupboard and internal door to the bathroom.

## Bathroom



Three piece suite with a low level WC, wash basin set into vanity unit and a panel bath with shower attachment, double glazed window, radiator.

## First Floor Landing

Doors leading off to the three bedrooms.

Bedroom 1 14'9" x 12'5"



Two double glazed window to the rear and radiator.

Bedroom 2 7'10" max inc fitted robes x 13'9"



Double glazed window to the front, radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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

# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'9" x 7'10" max measure inc fitted robes



Double glazed window to the front, radiator and fitted wardrobe.

## Outside



Small forecourt area to the front and a yard to the rear with an up and over access door.

## 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

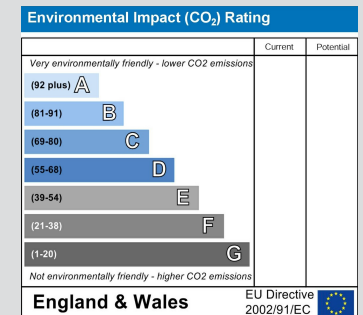
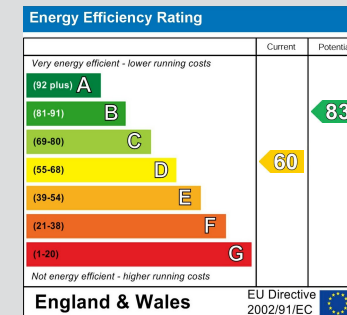
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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

## MAIN ROOMS AND DIMENSIONS



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

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



Ground Floor  
Approximate Floor Area  
(64.85 sq.m)



First Floor  
Approximate Floor Area  
(47.09 sq.m)

