

An impressive three bedroom mid terrace cottage, providing immaculate and deceptively spacious accommodation over two floors. Internally on the ground floor there is an attractive hall with part panelled walls and a superb lounge with French doors to the rear and a wonderful wood burning stove. There is a modern fitted kitchen with a range of integrated appliances, a fabulous contemporary bathroom/wc and a double bedroom whilst to the first floor there are two further bedrooms. Externally there is a forecourt to the front and to the rear a delightful courtyard, along with an excellent further covered area, providing a superb additional and versatile space. 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. Viewing highly recommended to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access vis Composite entrance door to

Entrance Hallway



Part panelled walls, radiator and a built in cupboard, doors lead off to the lounge and bedroom one.

Lounge 13'1" x 13'11" into alcove



Double glazed French door leading out to the rear courtyard, there is a superb brick feature fireplace with a wood burning stove, radiator and doors to both the kitchen and staircase.

Kitchen 10'4" x 6'8"



Fitted modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an oven and hob, fridge and freezer, space has been provided for the inclusion of a washing machine, there is a double glazed window and radiator. Door to the lobby.

Lobby

Built in cupboard providing storage space and housing the boiler. Door to the bathroom.

Bathroom



A contemporary suite comprising a low level WC with concealed cistern, wash hand basin set into vanity unit, a free standing bath, radiator and a double glazed window.

Bedroom 1 13'10" into alcove x 12'4"



Double glazed bow window to the front and a radiator.

Staircase

Accessed from the lounge, there is a double glazed window to the rear, a radiator and a staircase leading to the first floor landing.

Visit 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

First Floor Landing

Doors leading off to bedrooms two and three.

Bedroom 2 12'9" x 5'10"



Approximate measurements into sloping ceilings, double glazed dormer style window to the rear, radiator and built in storage into the eaves.

Bedroom 3 9'6" ext to 15'8" into recess x 5'10"



Approximate measurements, two sky light windows, a radiator and built in storage into the eaves.

Outside



A small forecourt area to the front and to the rear a delightful courtyard as well as a covered area providing a superb and versatile space.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band A

Important Notice

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

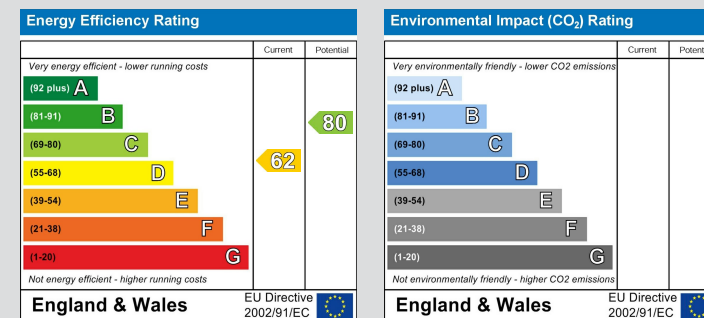
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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 or call 0191 510 3323

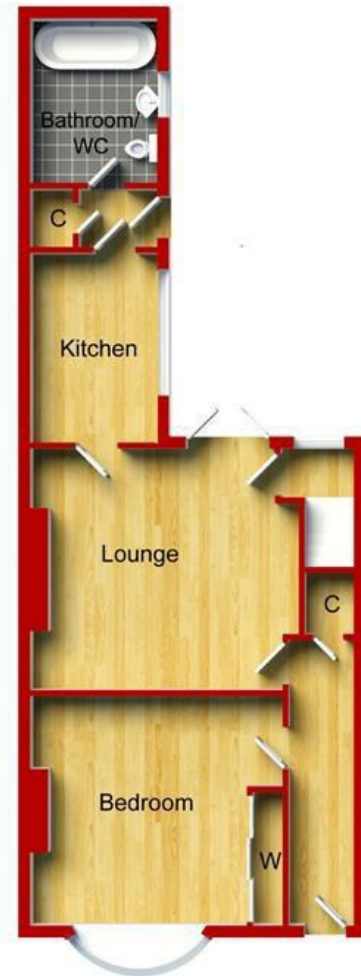
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk 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
(57.41 sq.m)



First Floor
Approximate Floor Area
(25.56 sq.m)



9 Cromwell Street