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Sorley Street, Millfield, Sunderland

£119,950







A well presented and deceptively spacious three / four bedroom mid terrace property, available for sale with immediate vacant possession and no upper chain involved. Internally on the ground floor there is a hall with a staircase to the first floor, lounge, a modern fitted kitchen, bathroom/wc, a bedroom and a versatile room that could be an additional reception room or bedroom. On the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there is small forecourt to the front and to the rear an attractive courtyard with remote control roller shutter door. This convenient location is well placed for the shops on Chester Road, local amenities and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. We highly recommend viewing to appreciate the generously proportioned and flexible accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



There is a staircase to the first floor, an understairs storage cupboard and a radiator, doors lead off to the lounge, dining room/bedroom one and to bedroom two.

Lounge 12'7" x 11'8" into alcove



Single glazed window to the rear with secondary glazing, two radiators and a door connecting through to the kitchen.

Kitchen 11'10" x 6'9"



Modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven and electric hob with extractor over, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a double glazed window, wall mounted boiler, built in cupboard, tiled floor and access to the lobby.

Lobby

With a radiator, double glazed door to the courtyard, tiled floor and a door to the bathroom.

Bathroom



A modern three piece suite with a low level WC, pedestal wash hand basin and a panel bath with shower attachment, part tiled walls, tiled floor, radiator and double glazed window.

Dining Room/ Bedroom 1 15'4" into bay x 12'8" into alcove



This spacious and versatile room could be utilised as a reception room or bedroom, it has a double glazed bay window to the front, radiator and coving to the ceiling.

Bedroom 2 9'1" x 6'11"



Double glazed window to the rear, radiator and a recess providing storage area.

First Floor Landing

With doors leading off to bedroom three and four and to the bathroom.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 14'8" x 9'2" extending to 12'9" into dormer area



Double glazed window to the front, radiator and two built in cupboards.

Bedroom 4 12'3" x 8'9"



Double glazed window to the rear, radiator and built in cupboard.

Bathroom



Three piece suite comprising of a low level WC, pedestal wash hand basin, panel bath with shower attachment, there is a tiled floor part tiled walls, radiator and a double glazed window.

Outside



There is a small forecourt area to the front whilst to the rear there is an attractive courtyard with a remote control roller shutter access door.

Council Tax Band

The Council Tax Band is Band B

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

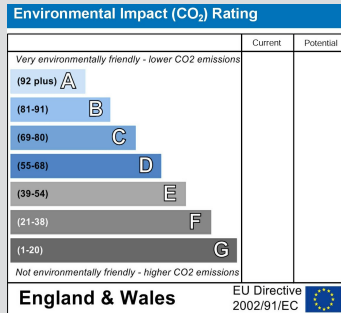
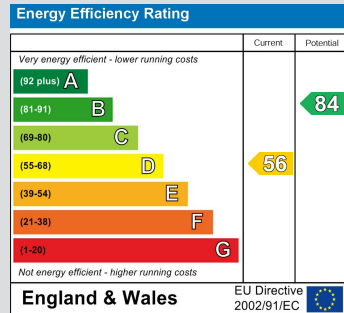
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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