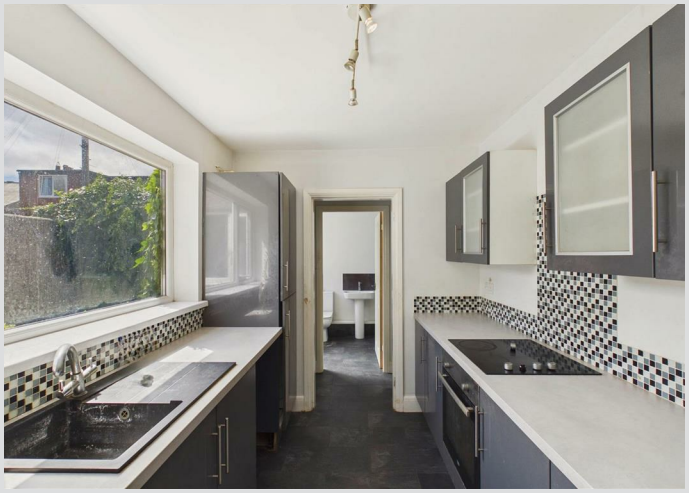



**Millburn Street**, Millfield, Sunderland £69,950











Situated in the popular Millfield area, this two-bedroom cottage offers well-proportioned accommodation and plenty of potential. The property comprises an entrance hallway, spacious lounge, fitted kitchen, bathroom, and two bedrooms. Externally, there is an enclosed rear courtyard providing a low-maintenance outdoor space. Conveniently located close to local amenities, shops, and transport links, the property would appeal to a range of buyers including first-time purchasers, investors, or those looking for a home they can personalise to their own tastes and requirements.

# MAIN ROOMS AND DIMENSIONS

**All On Ground Floor**
Access via UPVC entrance door into

**Reception Hall**




Radiator and doors to Lounge and bedrooms

**Lounge**





Double glazed window to rear, radiator and feature fireplace. Door to kitchen

**Kitchen**





Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven and electric hobs. Space for a fridge freezer and washing machine. Radiator, double glazed window to rear and open into rear hall

**Rear Hall**
UPVC door to rear and door to bathroom

**Bathroom**




Bath with shower tap, low level wc and hand wash basin. Radiator and double glazed window to side

**Bedroom 1**




Double glazed window front and a radiator

**Bedroom 2**




Double glazed window front and a radiator

**Outside**






Low maintenance paved courtyard with a wooden gate to access rear lane

**Tenure FH**
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

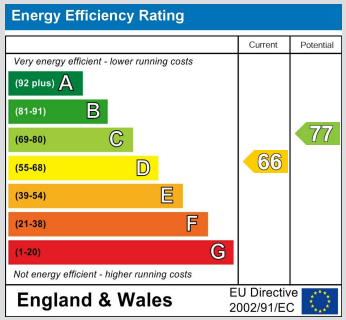
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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of

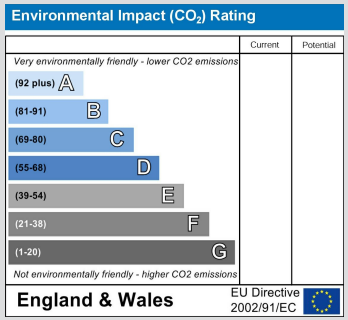
their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

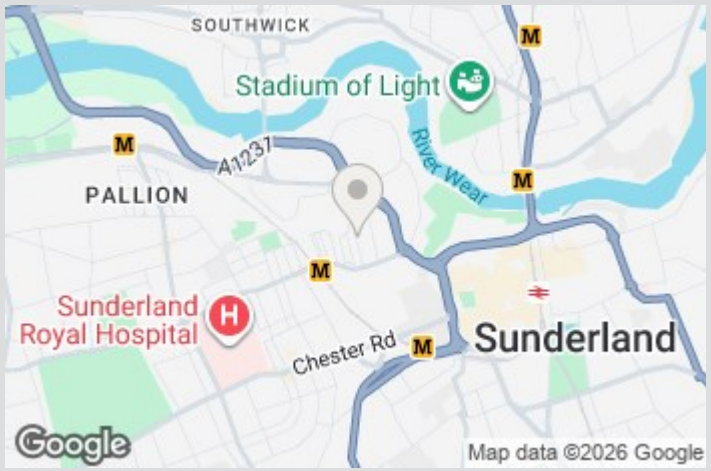
**Viewings Fst**
To arrange an appointment to view this property contact our Fawcett Street branch on .

**Opening Times**
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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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**Approximate total area**(1)

63.6 m²

685 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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