

Sorley Street, Millfield, Sunderland £84,950











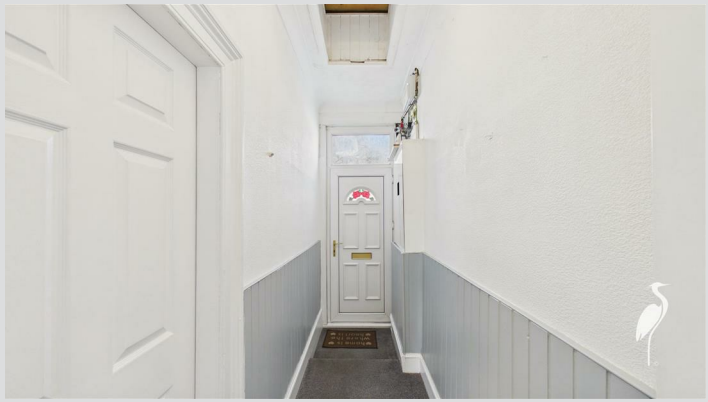
A well presented two bedroom mid terrace cottage, offering comfortable accommodation all on one level within this popular and convenient area of Millfield. Internally the accommodation includes a reception hall, lounge with patio doors to the rear, fitted kitchen, two bedrooms and a modern shower room/WC. Externally there is a low maintenance rear courtyard with gated access to the rear lane. Ideally situated for a range of local shops, amenities and schools, the property is also well placed for Sunderland City Centre, Sunderland Royal Hospital and excellent transport links including Millfield Metro Station. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Council Tax Band
The Council Tax Band is Band A

Ground Floor
Access via UPVC entrance door into the reception hall.

Reception Hall



Doors to bedroom one and to the lounge.

Lounge




Double glazed UPVC patio door to the rear, radiator and electric fire. Doors to the rear lobby and bedroom two.

Rear Lobby
Storage cupboard and wooden door to rear. Opens into the kitchen.

Kitchen




Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hobs and extractor hood. Space for fridge freezer and washing machine. Double glazed window to rear and a door to the bathroom.

Bedroom 1




Double glazed bay window to front and a radiator.

Bedroom 2




Double glazed window to rear and a radiator.

Shower Room




Walk in dual head waterfall shower, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and double glazed window to rear.

Outside





Low maintenance courtyard with wooden gate to access rear lane.

Council Tax Band
The Council Tax 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.

Rent Charge
We have been advised by our clients there is a rent charge of £60.00 per annum. Any prospective purchaser should clarify this with their Solicitor.

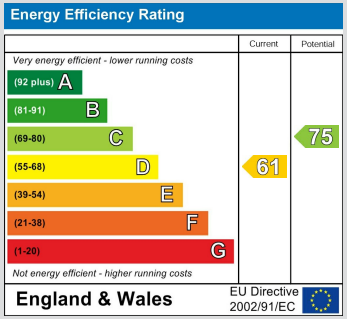
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Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer

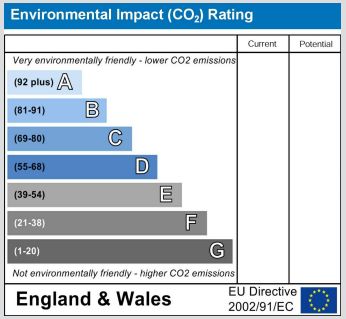
or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling 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.

Viewings Fawcett Street
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

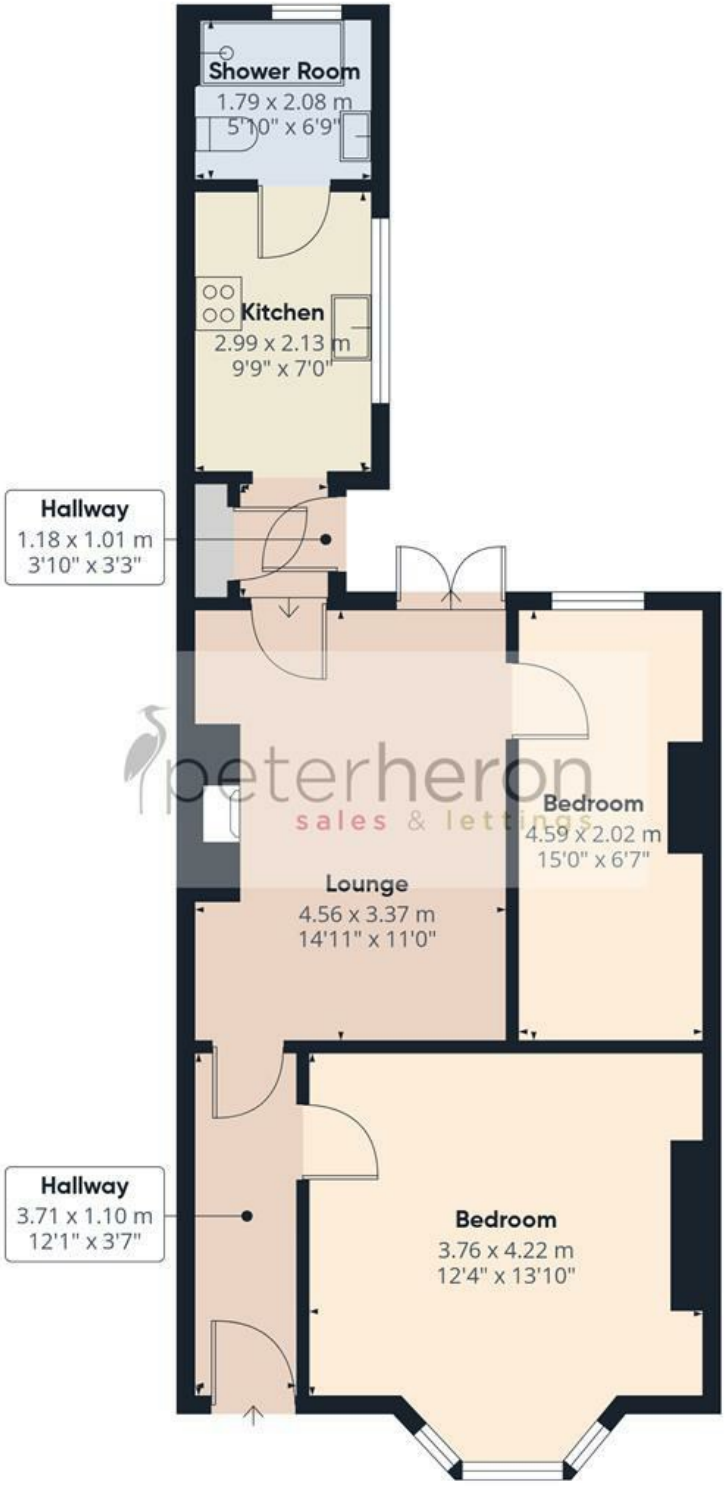
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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









N E S W

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Approximate total area(1)

56.6 m²

609 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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