

Dryborough Street, Millfield, Sunderland

£79,950











This attractive two bedroom mid terrace cottage provides well presented accommodation within this popular and convenient location. The accommodation is all on one level, briefly comprising of a hall, lounge, kitchen, an impressive contemporary shower room and two bedrooms. Externally, there is an enclosed rear courtyard with a remote control roller shutter access door. Conveniently located close to local amenities, shops, and transport links, as well as being ideally placed for Sunderland Hospital and Sunderland University. Early viewing essential!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via entrance door.

Entrance Hall



Radiator.

Lounge




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

Kitchen




Wall and base units with work surfaces over incorporating sink and drainer unit, integrated electric oven and electric hob, space for washing machine, two double glazed windows to side and radiator.

Rear Lobby



Wall mounted boiler and space for fridge. Door to bathroom and door to courtyard.

Shower Room




Contemporary suite comprising of a low level WC with concealed cistern and washbasin vanity unit with cupboards under, step in shower cubicle, attractive cladding to walls, chrome ladder radiator and double glazed window.

Bedroom 1




Double glazed window to front and radiator.

Bedroom 2



Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Outside




Enclosed courtyard to the rear with roller shutter 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.

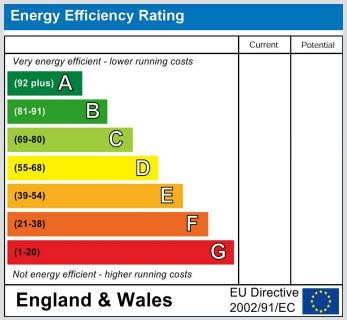
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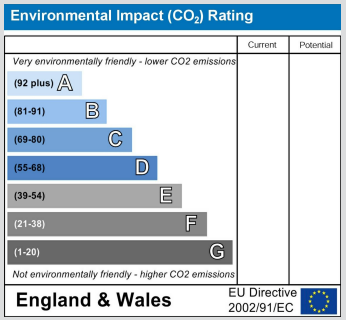
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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

Ombudsman
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)

54.7 m²

591 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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