Rosslyn Mews, Millfield, Sunderland

Offers over £150,000

A superb three bedroom semi detached house, enjoying a most convenient situation within this popular area of Millfield. Internally the property comprises to the ground floor of entrance porch, lounge, dining room and an impressive, upgraded kitchen. To the first floor there are three and a contemporary shower room/wc. Situated close to local amenities, shopping facilities and Sunderland Royal Hospital as well as providing excellent transport links into the City centre and surrounding areas. We highly recommend early viewing to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Hall

Stairs to first floor with storage under. Open plan into lounge.

Lounge

Double glazed window to front, double radiator and feature fireplace. Double doors to dining room.

Dining Room

UPVC double glazed French patio doors to rear, radiator and open into kitchen.

Kitchen

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine. Double glazed window and UPVC door to rear. Radiator.

First Floor Landing

Access point to loft and storage cupboard.

Bedroom 1

Double glazed window to front, radiator and built in wardrobes.

Bedroom 2

Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3

Double glazed window to front and radiator.

Shower Room

Dual head waterfall shower cubicle, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and Double glazed window to rear.

Outside

Garden to the rear with double gates providing off street parking whilst to the front an enclosed lawned garden.

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 - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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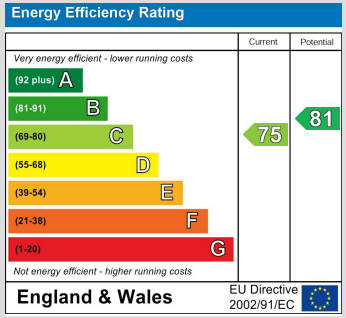
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

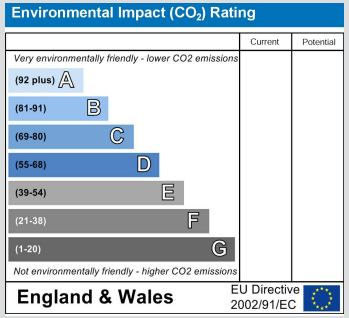
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

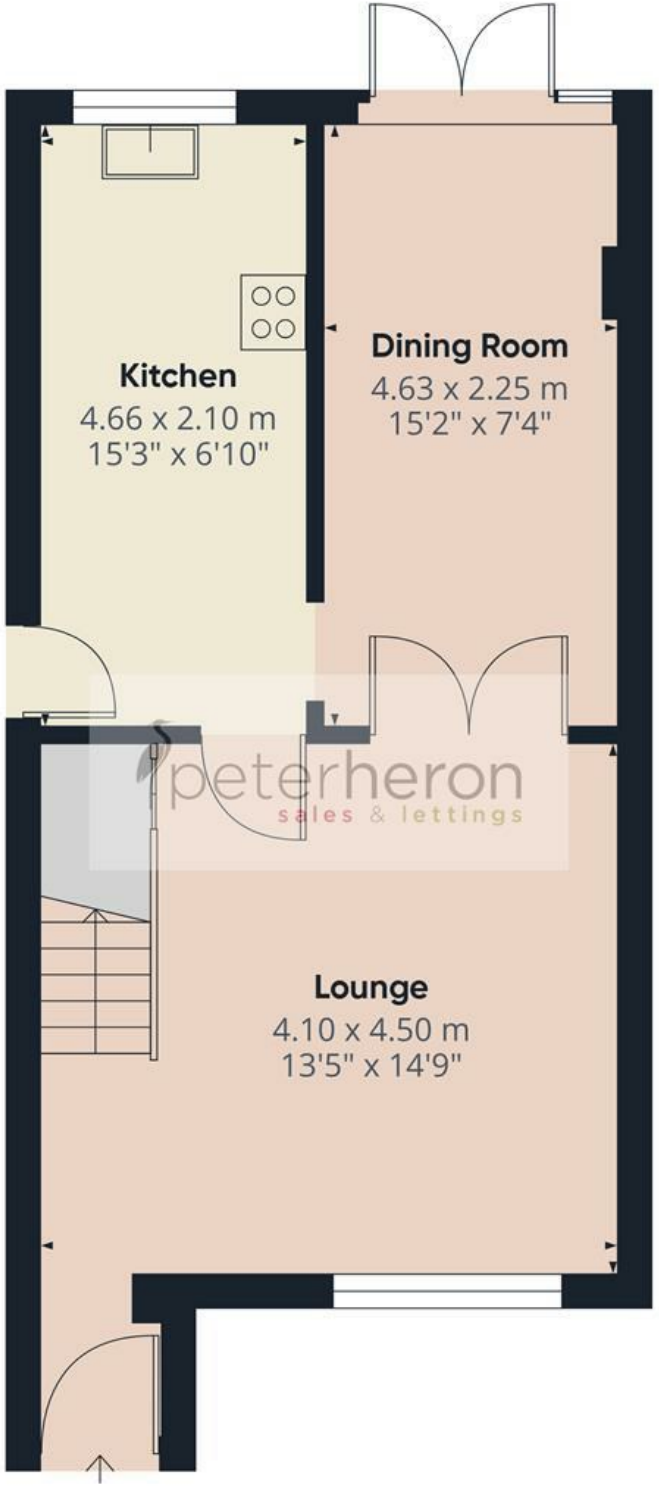
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

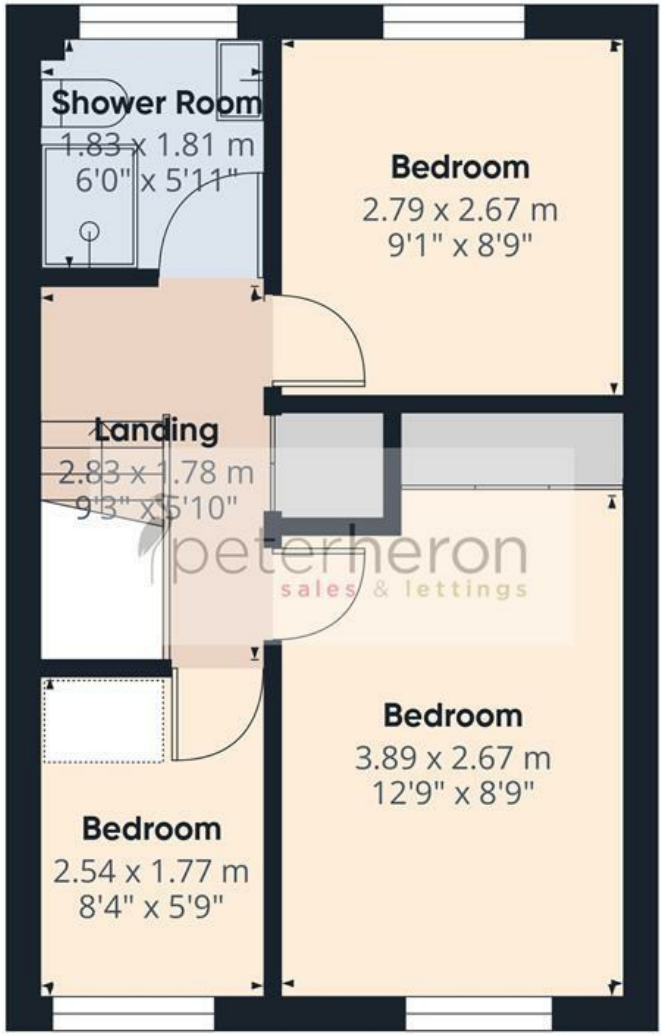
MAIN ROOMS AND DIMENSIONS







Ground Floor



First Floor

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Approximate total area(1)

71.2 m²

768 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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