

Sorley Street, Millfield, Sunderland, SR4

HUNTERS®

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Sorley Street, Millfield, Sunderland, SR4

Offers In The Region Of £110,000

* 2 BEDROOM * TERRACED COTTAGE * FREEHOLD * NO ONWARD CHAIN * REAR PARKING *

New to the market: a well-presented two-bedroom terraced cottage in the popular Millfield area of Sunderland, offered with no onward chain.

The property offers a well-proportioned layout with high ceilings throughout. To the front of the ground floor is a spacious master bedroom, featuring a large bay window that allows plenty of natural light. The sizeable living room has a gas fire with surround, twin windows and access to the first-floor bedroom. A useful storage cupboard is positioned between the living room and kitchen.

To the rear, the modern, practical kitchen features a tiled floor and leads through to a contemporary ground-floor bathroom, fitted with a walk-in shower and heated towel rail. Upstairs, the second bedroom is a generous double with built-in storage to both sides, providing flexibility for use as a main bedroom, guest room or home office.

Outside, the enclosed rear yard features artificial lawn and provides a low-maintenance outdoor space, together with off-street parking for one car.

Millfield is well placed for local shops, cafés and everyday amenities along Chester Road and Hylton Road, with a range of primary and secondary schools within easy reach. Sunderland Royal Hospital and Sunderland city centre are also nearby, while Barnes Park provides open green space, play areas and walking routes.

Transport links are excellent, with Millfield Metro station within walking distance, providing regular services into Sunderland city centre, Seaburn, South Shields and Newcastle.

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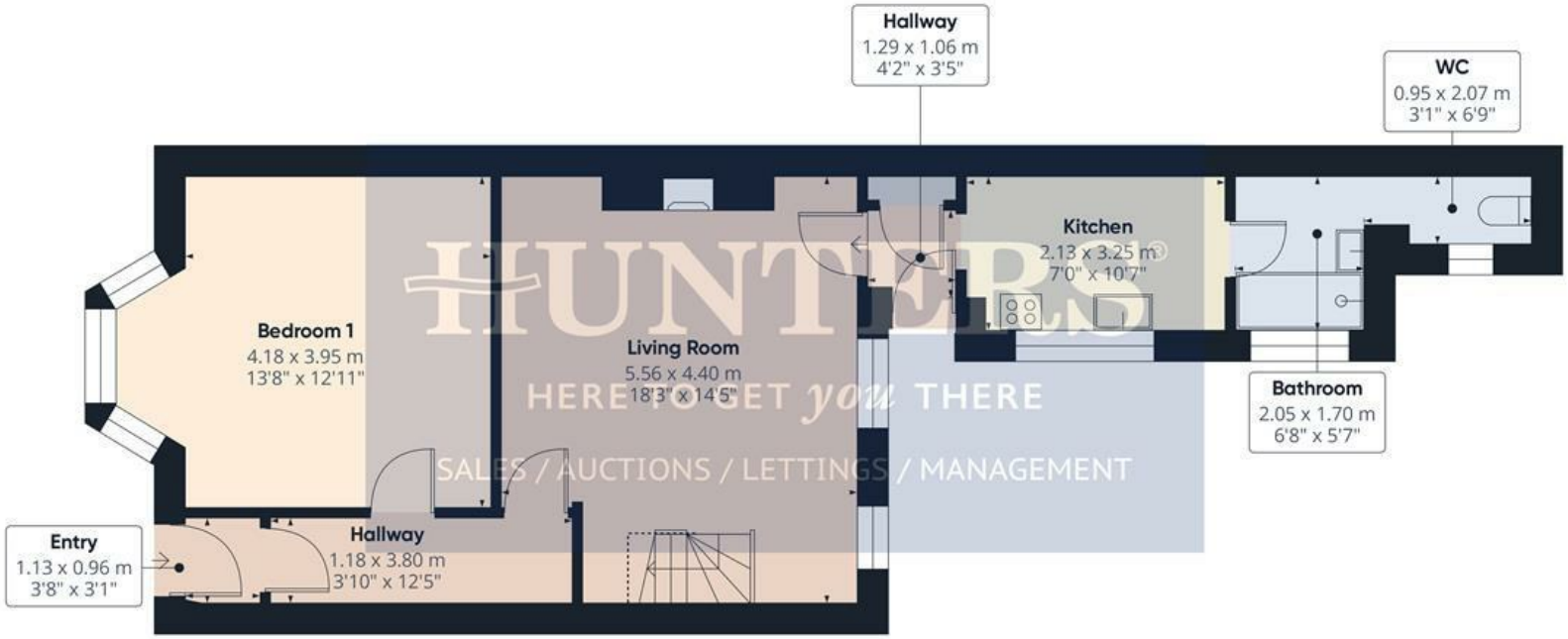

Floor 0



Floor 1



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Approximate total area(1)

87.4 m²

940 ft²

Reduced headroom

7.9 m²

85 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

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

GIRAFFE360

Entry
3'8" x 3'1"

Hallway
3'10" x 12'5"

Bedroom 1
13'8" x 12'11"

Living Room
18'2" x 14'5"

Hallway
4'2" x 3'5"

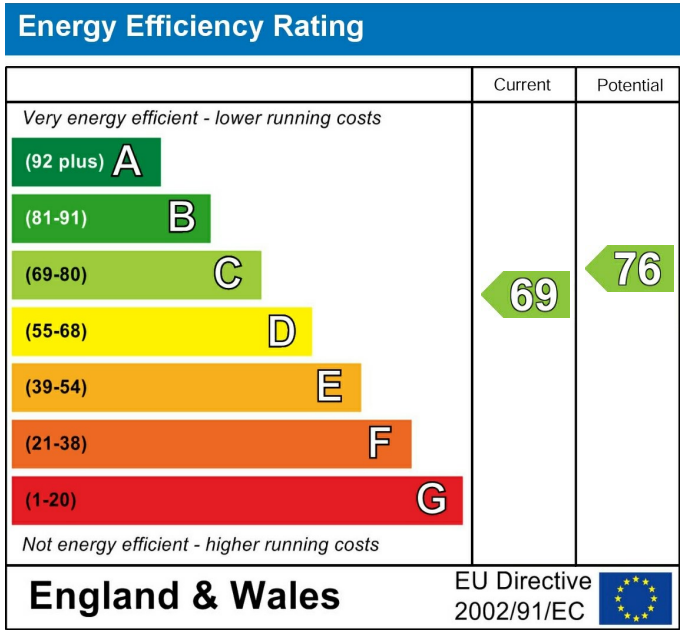
Kitchen
6'11" x 10'7"

Bathroom
6'8" x 5'6"

WC
3'1" x 6'9"

Landing
2'7" x 4'1"

Bedroom 2
14'1" x 18'6"



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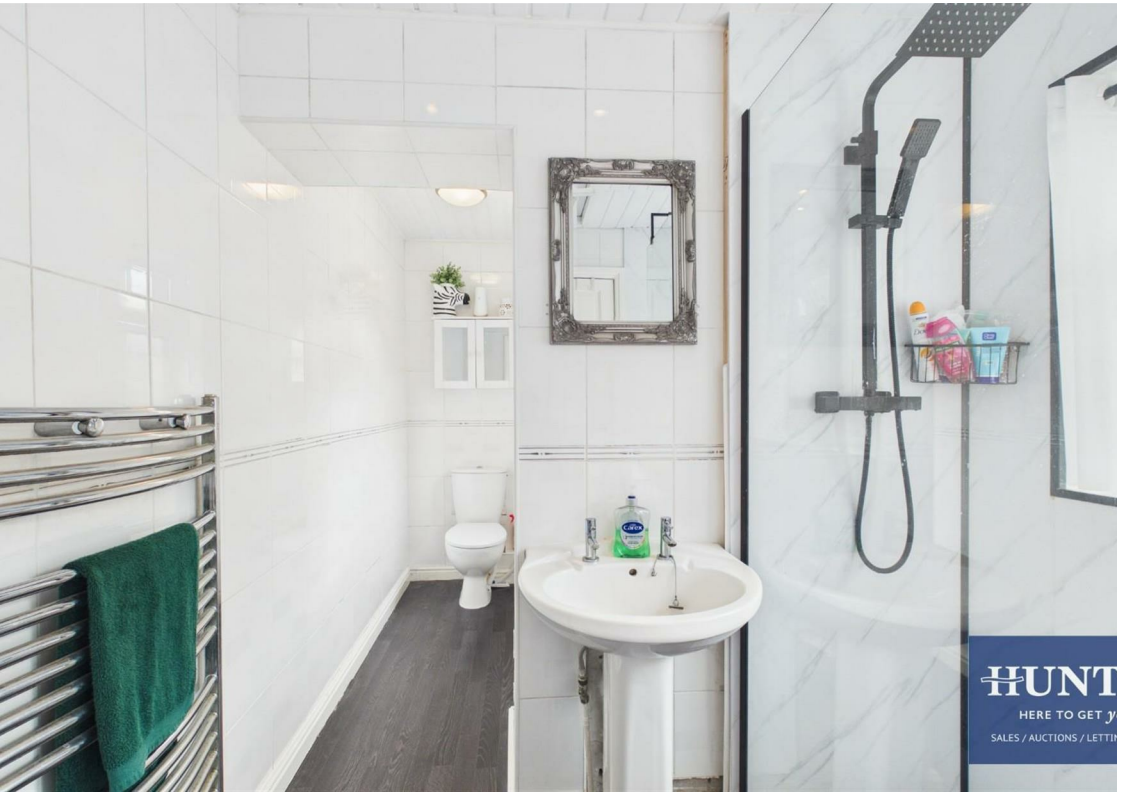







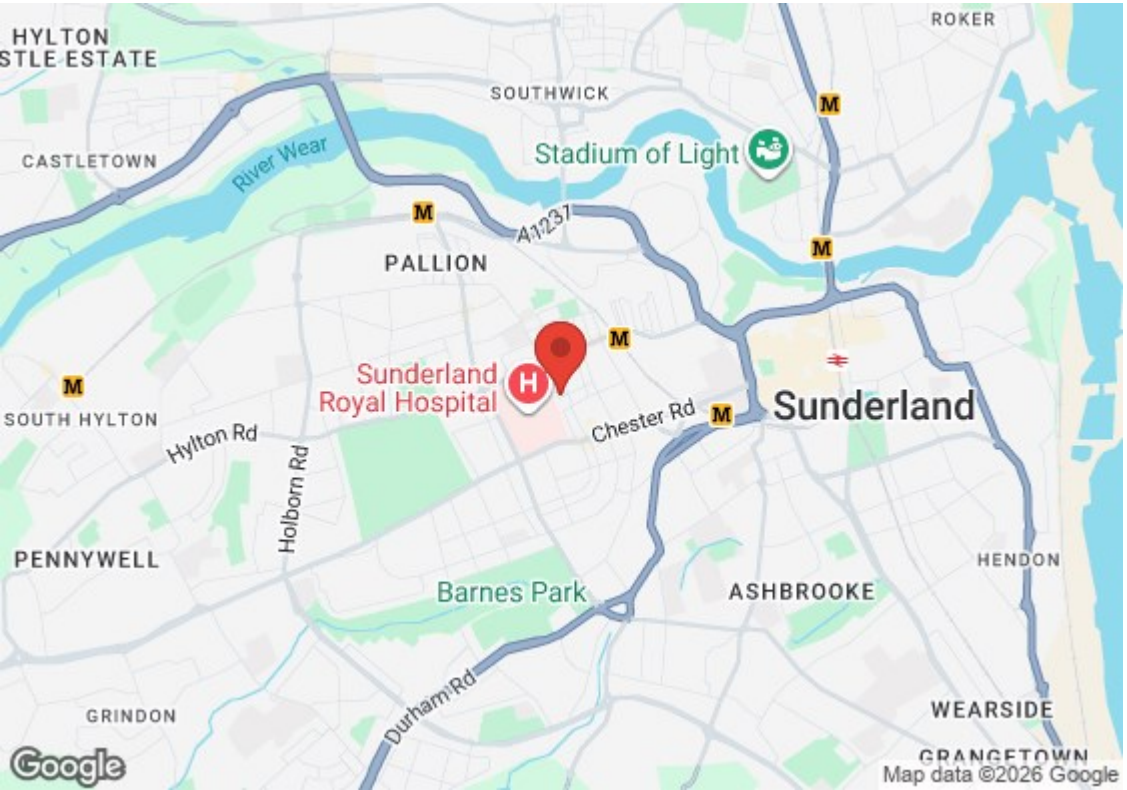
HYLTON
STLE ESTATE
SOUTHWICK
ROKER
CASTLETOWN
River Wear
Stadium of Light
A1231
PALLION
Sunderland
Royal Hospital
Chester Rd
Sunderland
SOUTH HYLTON
Hylton Rd
Holborn Rd
PENNYWELL
Barnes Park
ASHBROOKE
HENDON
GRINDON
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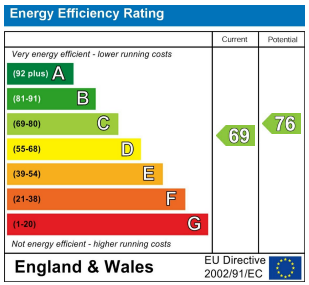
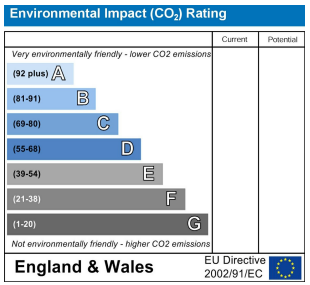

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
76
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC