



**Gilsland Street, Millfield, Sunderland, Tyne & Wear, SR4 7UR**

**Offers In The Region Of £110,000**



# Gilsland Street, Millfield, Sunderland, Tyne & Wear, SR4 7UR

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BEDROOM MID TERRACED COTTAGE \* NO ONWARD CHAIN \* SPACIOUS THROUGHOUT \* COUNCIL TAX BAND - A \*

Nestled on Gilsland Street in the desirable Millfield area of Sunderland, this three-bedroom mid-terraced cottage offers a wonderful opportunity for those looking to add their personal touch. With no onward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by a welcoming layout that features two spacious reception rooms, ideal for entertaining guests or enjoying quality family time. The ground floor also includes a single bedroom, a well-appointed kitchen, and a bathroom.

As you ascend to the first floor, you will find two generously sized double bedrooms, each offering ample space for relaxation and personalisation. The property also boasts a rear yard, complete with roller shutter access to the lane, enhancing both convenience and security.

The location is particularly advantageous, situated on Hylton Road, one of Sunderland's main thoroughfares. Millfield Metro Station is within walking distance, making commuting effortless. Additionally, the property is conveniently close to Sunderland University and a variety of local amenities, including an Aldi supermarket, ensuring that all your daily needs are easily met. The vibrant Sunderland City Centre is just a short commute away, offering a wealth of shopping, dining, and entertainment options.

This is an ideal choice for a wide range of buyers.

Viewing comes highly recommended !











### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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SALES - LETTINGS - MANAGEMENT

#### Approximate total area<sup>(1)</sup>

880 ft<sup>2</sup>

81.7 m<sup>2</sup>

#### Reduced headroom

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.