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Hawthorn Street, Millfield, Sunderland, SR4

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SALES - LETTINGS -

# Hawthorn Street, Millfield, Sunderland, SR4

## Auction Guide £72,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Located in Hawthorn Street, Sunderland, this delightful house offers a perfect blend of comfort and practicality.

The residence features three generously sized bedrooms, making it an excellent choice for families or those seeking extra space for guests or a home office. The single bathroom is conveniently located, catering to the needs of the household with ease.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant community, with local amenities and transport links just a stone's throw away. Whether you are a first-time buyer or looking to invest, this house on Hawthorn Street is sure to meet your needs and exceed your expectations. Don't miss the chance to make this charming home your own.

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Floor 0



Floor 1



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

96 m<sup>2</sup>

1033 ft<sup>2</sup>

**Reduced headroom**

12.7 m<sup>2</sup>

136 ft<sup>2</sup>

(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

### Hallway

2'10" x 7'4"

A welcoming hallway with white walls and a neutral-toned carpet, featuring a simple and clean design that leads to other rooms in the house.

### Living Room

11'10" x 11'9"

The living room offers a bright and airy space with a large bay window allowing plenty of natural light. It features light wood flooring and a feature wall with a mounted modern electric fireplace, creating a cosy yet contemporary atmosphere that flows naturally into the dining room.

### Dining Room

11'11" x 15'6"

This spacious dining room connects seamlessly with both the living room and kitchen, creating an open and inviting feel. It features the same light wood flooring and is positioned next to a staircase leading to the upper floor, allowing for easy flow throughout the home.

### Kitchen

11'8" x 7'1"

The kitchen is designed for practicality with white cabinetry and contrasting dark work surfaces. It benefits from a window over the sink that brings in natural light and includes integrated appliances such as an oven and gas hob. The layout is narrow but functional, with access to the rear garden.

### Bathroom

5'6" x 7'4"

A bathroom fitted with a white suite including bath, pedestal washbasin, and toilet. The walls around the bath are tiled in a neutral stone tone, complementing the bright and airy feel provided by the frosted window.

### Bedroom 2

11'11" x 8'10"

Bedroom 2 features a simple design with bright white walls and a dark carpet underfoot. A single window allows natural light to fill the room, which has a practical and straightforward layout.

### Bedroom 3

11'10" x 9'0"

Bedroom 3 offers a similar size and layout to Bedroom 2 with white walls and a dark carpet. It includes a window for natural light and a door leading off to the hallway, making it a comfortable and flexible space.

### Bedroom 1

15'11" x 21'10"

The large first-floor bedroom features grey carpeting and sloped ceilings with exposed beams, adding character and charm. Natural light comes from two skylights, and there is a spacious cupboard providing useful storage.

### Cupboard

6'9" x 7'3"

A roomy cupboard on the first floor that offers versatile storage space, featuring wooden flooring and some built-in shelving with a good amount of headroom.

### Rear Garden

The paved rear garden creates a private outdoor space with mature greenery along the edges and access to a garage. It is a low-maintenance area ideal for relaxing or enjoying outdoor activities.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

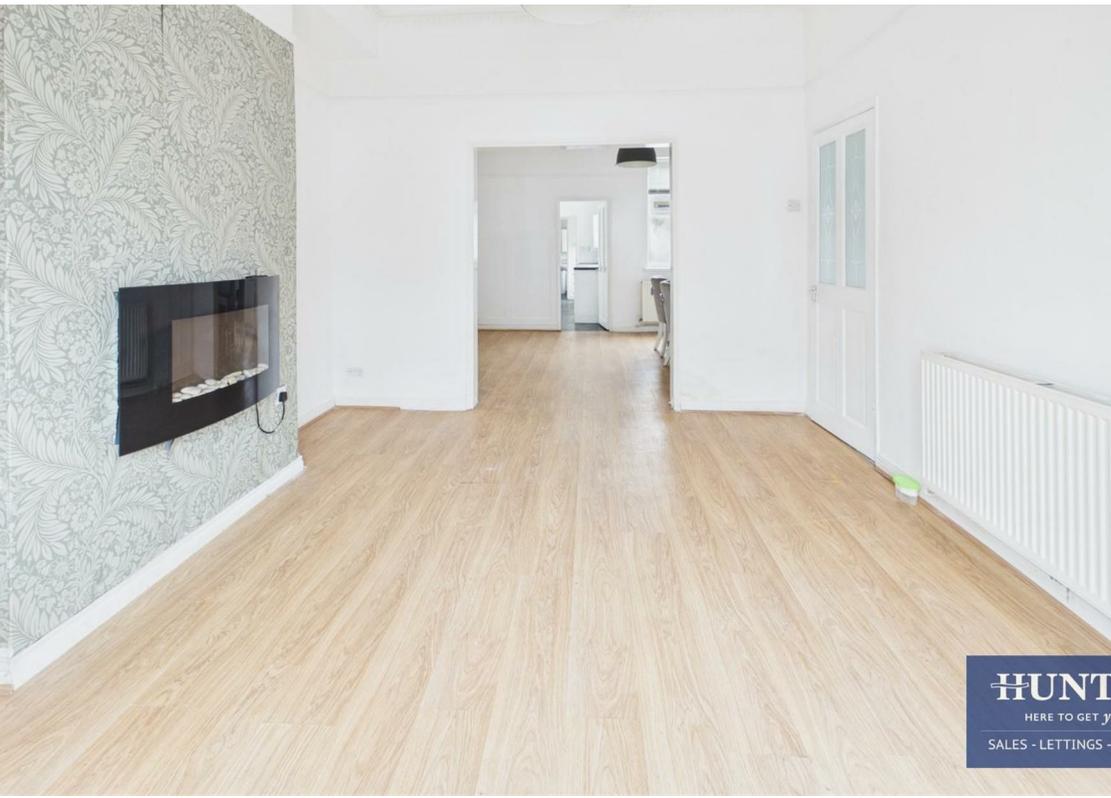
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.



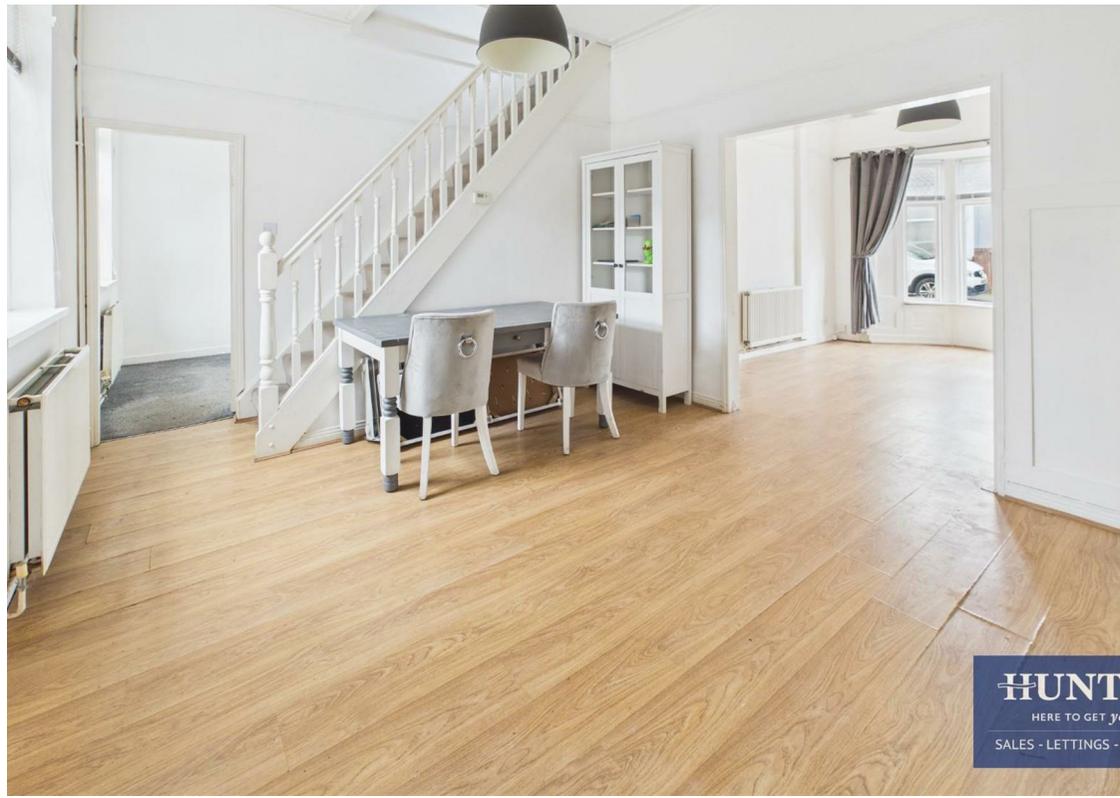
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