



Eldon Street, Millfield, SR4

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Eldon Street, Millfield, SR4

Asking Price £120,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 3 BEDROOM * TERRACED COTTAGE * FREEHOLD * COUNCIL TAX BAND A * EPC RATING D *

For sale: a double-fronted three-bedroom terraced house in a popular residential area of Sunderland, ideal for first-time buyers, families and investors. A rental income of £800 per month was achieved when renting this property out and there is strong tenant demand present, due to the property's close proximity to the hospital.

The property is well presented and in good condition throughout, with high ceilings adding a real sense of space. The welcoming living room offers direct access to both the kitchen and bedroom two, making the layout practical and convenient for day-to-day living.

The modern kitchen is well presented, with access to the rear yard, providing a useful outdoor area. The master bedroom features large windows, high ceilings, period coving and a fireplace, combining character and comfort. There is a further double bedroom and a single bedroom, offering flexible accommodation for children, guests or a home office. The bathroom includes a modern, attractive suite and a heated towel rail.

Parking is available at both the front and rear of the property, a valuable feature in the area

Located in Sunderland, the house is well placed for local amenities, including shops, cafés and everyday services, with nearby parks offering green space for walking and recreation.

This tastefully decorated home is ready to move into, while still allowing someone to put their own stamp on it over time.

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Approximate total area⁽¹⁾
63.9 m²
687 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.

GIRAFFE360

Hallway

3'4" x 12'8"

Bedroom 1

12'0" x 15'3"

Bedroom 2

9'1" x 12'8"

Living Room

12'3" x 12'9"

Bedroom 3

7'3" x 12'8"

Kitchen

6'5" x 11'2"

Bathroom

6'3" x 5'4"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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