



## 2 bed terraced house to buy in

Chester Crescent, Millfield, Sunderland,  
Tyne and Wear, SR1 3SH

# £119,950

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Versatile 2 bedroom property
- ✓ Desirable location
- ✓ Extended property
- ✓ Huge potential

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are pleased to present to the market this extended and versatile two-bedroom residence, ideally positioned within the highly sought-after Millfield area of Sunderland. This property represents an outstanding opportunity for a broad range of purchasers, combining a prime location with a thoughtfully executed historical extension that significantly enhances the internal living space.

### Exceptional Location

This address enjoys a prominent setting in Millfield, renowned for its convenience and vibrant community atmosphere. The property benefits from immediate proximity to an array of local amenities, retail outlets, and esteemed educational institutions, notably the University of Sunderland. The city centre, with its comprehensive selection of services, shopping, and cultural attractions, is within comfortable walking distance. In addition, excellent road and public transport connections facilitate effortless travel throughout the north east, making this an ideal position for both families and professionals.

### Generous and Adaptable Accommodation

The property benefits from a historical extension, which substantially increases the flexibility and scope of the internal layout. The accommodation, arranged for optimal flow and utility, comprises:

- Inviting entrance hall
- Well-proportioned living room
- Second bedroom
- Dining room with access to:
- Contemporary, well-appointed kitchen
- Master bedroom

- Family bathroom

This layout affords the incoming owners the versatility to adapt the space according to their individual requirements, whether for family living, entertaining, or remote working.

#### External Features

Externally, the property is complemented by a functional yard at the rear, providing valuable outdoor space. To the front elevation, a private and meticulously maintained garden offers a pleasant aspect and an additional element of privacy.

#### Recommendation

Given the impressive internal proportions and the desirability of the location, early viewing is strongly advised to fully appreciate the scope and potential of this exceptional property.

For further information or to arrange a viewing appointment, please contact our professional Sunderland team at your earliest convenience.

Council Tax Band: A

Tenure: Freehold

Price: £119,950

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Living Room



## Kitchen



## Dining Room



## Bedroom 1



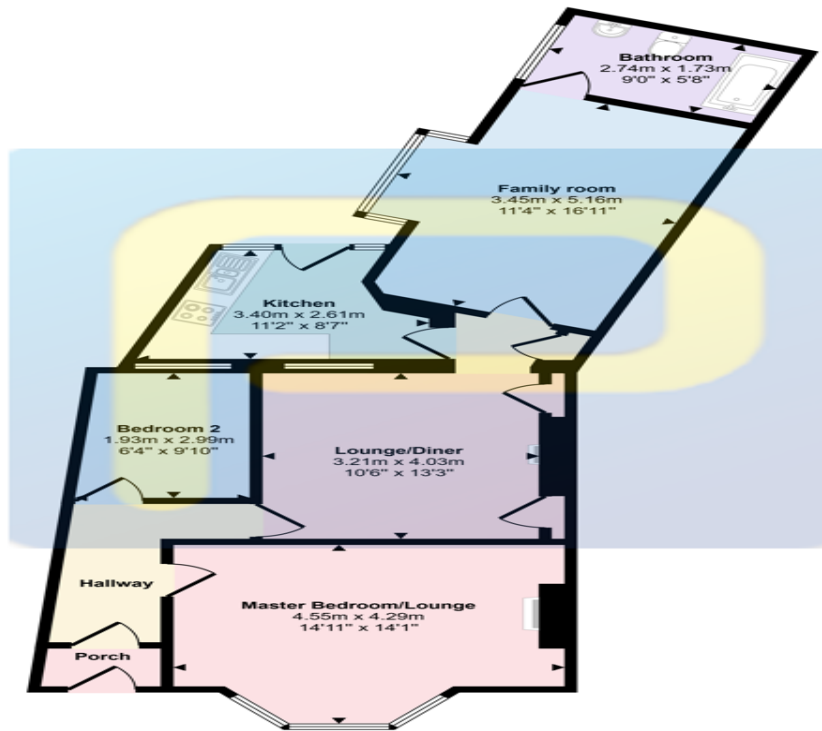
## Bedroom 2



## Bathroom



Approx Gross Internal Area  
76 sq m / 818 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Contact your local branch today for more information on this property:

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