



Alliance Place, Millfield, Sunderland

£89,950







An attractive three bedroom mid terrace house, enjoying a most convenient location, available for sale with immediate vacant possession and no upper chain involved. Internally the accommodation includes a lounge through dining room that in turn opens into a fitted kitchen whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there is a small garden to the front and a delightful garden to the rear with gated access. This location is ideal for access to local amenities, shops and schools as well as providing easy access into Sunderland City Centre and transport to surrounding areas. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Single glazed door to lounge.

Lounge/Dining Room 24'10" x 7'3"



Double glazed bay window to the front, two radiators, staircase to the first floor, double glazed French patio doors to the rear. Archway into the kitchen.

Kitchen 10'5" x 6'3"



Fitted with wall and base units with work surface over incorporating stainless steel sink and drainer unit with mixer tap, wall mounted Worcester boiler, space for oven and hob, fridge freezer and washing machine, double glazed window to the rear.

First Floor Landing

Bedroom 1 8'6" x 13'8"



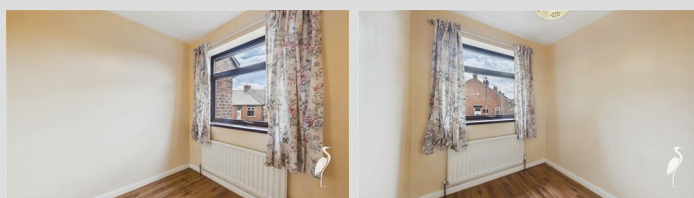
Double glazed window to the front and radiator.

Bedroom 2 9'7" x 6'9"



Double glazed window to the rear and radiator.

Bedroom 3 7'5" x 6'9"



Double glazed window to the rear and radiator.

Bathroom



Low level WC, pedestal wash hand basin, bath with overhead electric shower, tiled walls and floor, radiator and access hatch to loft space.

Outside



Rear garden with lawned and paved areas, established plants and gate to access rear lane.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

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MAIN ROOMS AND DIMENSIONS

be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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Fawcett Street Viewings

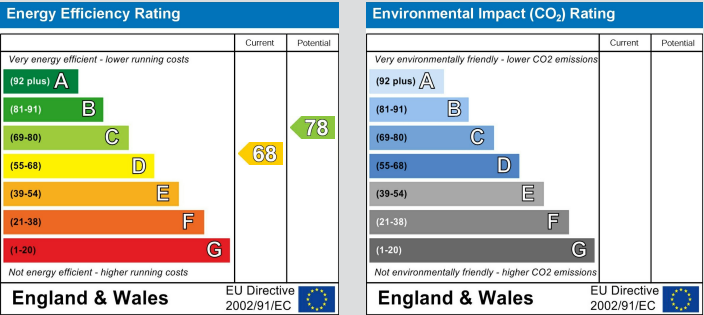
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

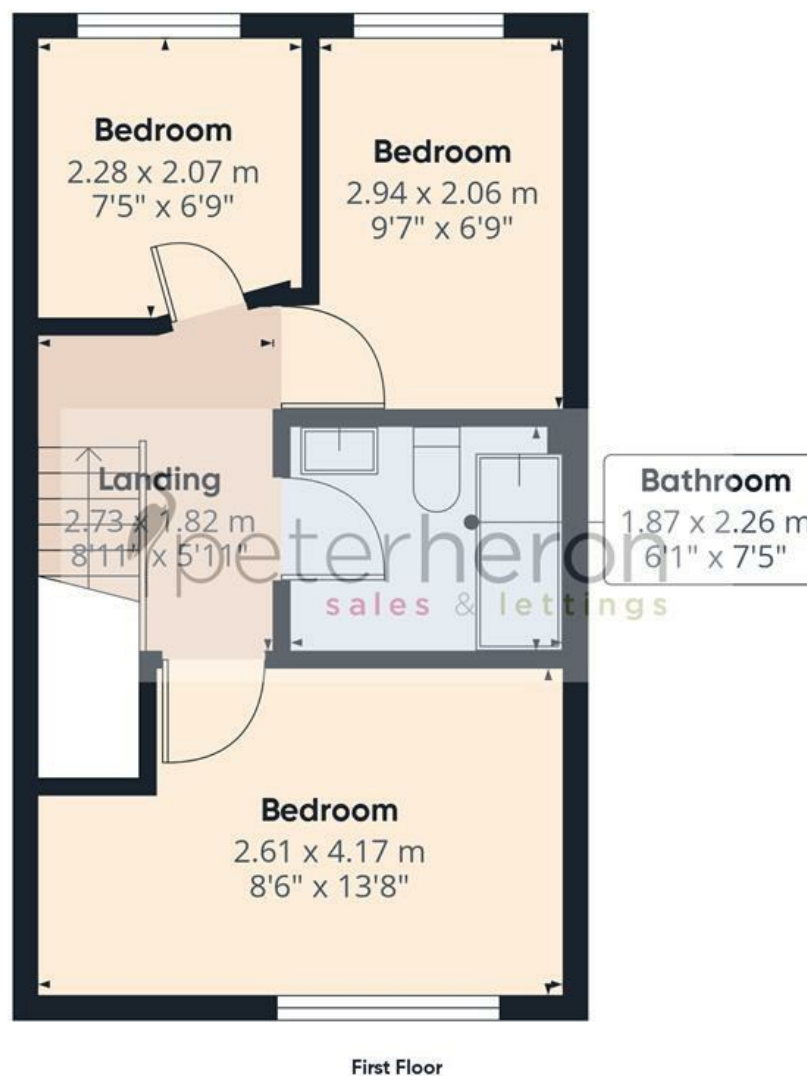
Ombudsman

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Approximate total area⁽¹⁾

61.5 m²

663 ft²

Reduced headroom

1.3 m²

14 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.

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