

Amethyst Street, Pallion, Sunderland

£99,950

Available with immediate vacant possession and no upper chain involved, this spacious three bedroom mid terrace home is in need of general updating and modernising but priced accordingly. The internal accommodation comprises two reception rooms, kitchen, three first floor bedrooms, bathroom and separate WC whilst externally there is courtyard to the rear. Ideally located for local amenities, shops, Pallion Metro station, Sunderland University, Sunderland Royal Hospital and transport links. Immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Hall
Stairs to first floor with storage under and radiator.

Lounge 12'3" x 11'3"
Double glazed window to front, radiator and feature bricked alcoves. Open into dining room.

Dining Room 8'9" x 13'1"
Double glazed window to rear, radiator and two storage cupboards.

Kitchen 9'6" x 10'0"
Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit. Space for oven, fridge freezer and washing machine. Radiator, storage cupboard and wall mounted boiler. Double glazed window and UPVC door to rear.

First Floor Landing
Access point to loft.

Bedroom 1 9'1" x 13'2"
Double glazed window to rear, radiator and storage cupboard.

Bedroom 2 11'8" x 11'3"
Double glazed window to front, radiator and built in wardrobes.

Bedroom 3 8'1" x 7'9"
Double glazed window to front and radiator.

Bathroom
Bath with shower over and wash basin, radiator and double glazed window to rear.

Separate WC
Double glazed window to rear.

Outside
Enclosed rear courtyard benefitting from an outbuilding.

Council Tax Band
The Council Tax Band is Band A.

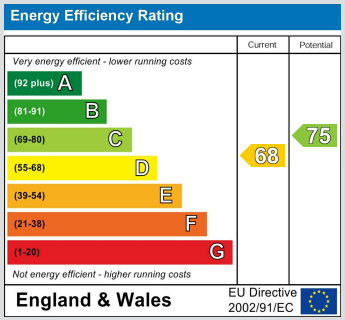
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

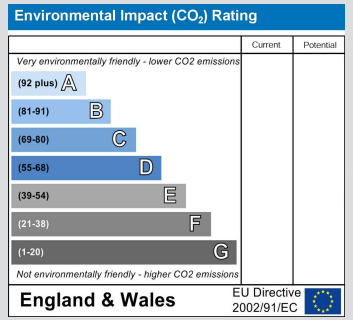
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To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

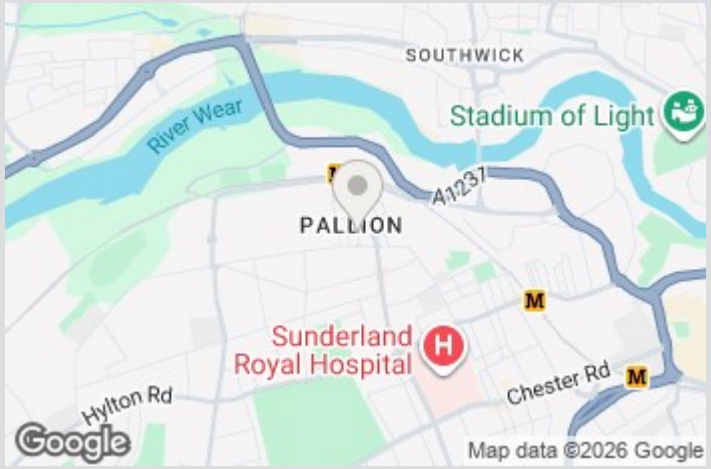
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
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MAIN ROOMS AND DIMENSIONS



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Ground Floor



First Floor



Approximate total area(1)

86 m²

926 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.

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