

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
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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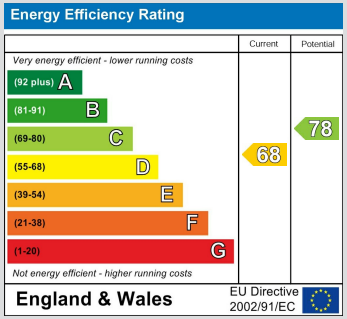
MAIN ROOMS AND DIMENSIONS

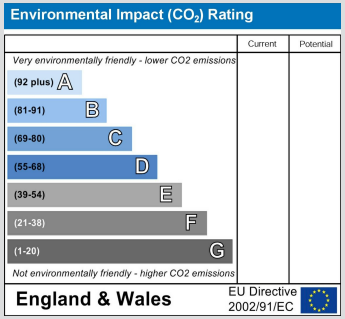
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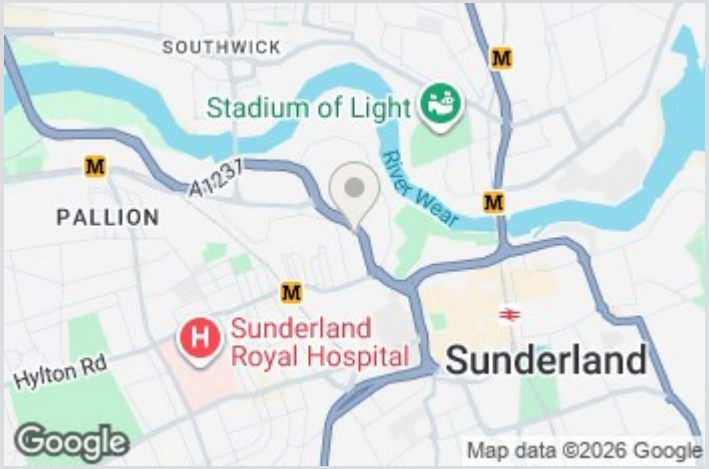
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









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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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