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sales & lettings

Alliance Place, Millfield, Sunderland

£89,950



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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:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will

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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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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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

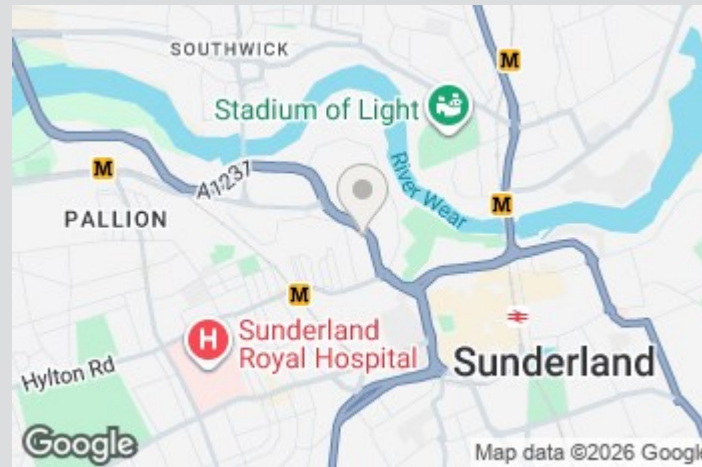
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Ground Floor



First Floor

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.

