



4 Alice Street, Sunderland SR2 7AL

■ Mid terraced three bedroom Edwardian family house



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

£950 pcm

1 Bathrooms

3 Bedrooms

### PROPERTY FEATURES

- Two reception rooms
- Three Bedrooms
- Situated close to City Centre

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Sunderland, SR1 1NA

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AVAILABLE Now !!

A superb newly refurbished three bedroom, two reception room, terraced Edwardian family house, situated on a popular residential road adjacent to Park Lane bus and metro station and under five minutes walk from City University Campus. A short walk also takes you into the city centre with its range of shops, leisure and amenities.

Modern features include part double glazing, kitchen appliances and gas central heating from a combination boiler.

Externally there is a predominantly south facing rear yard with shed and electric roller shutter door offering off street parking.

Council Tax Band A (students must provide an exemption), Damage Deposit £1032.69 (5 weeks rent)

EPC rating C

#### Hallway:

Double timber doors lead through to a lobby and secondary door into the reception hallway accessing ground floor living rooms and with stairs to first floor, there is also a useful walk-in storage cupboard.

#### Living room

4.34m x 4.33m (14' 3" x 14' 2")  
With decorative mantle piece, store cupboard and window to rear, ideal for day to day living.

#### Sitting room

4.94m x 5.06m (16' 2" x 16' 7")

Into a bay window a substantial room perfect as a spacious lounge or even large double bedroom.

#### Kitchen

5.27m x 2.26m (17' 3" x 7' 5")

Fitted with a modern range of shaker style units to base with halogen four ring hob, electric oven, larder fridge freezer, laminate work surfaces, vinyl flooring, splash backs, filter hood, spot lighting, plumbing for appliances, space for a small table and two side windows. A UPVC door leads to the rear yard.

#### Bathroom and toilet:

Fitted with a white three piece suite including toilet, bath and sink other benefits include a chrome shower above the bath, vinyl wall panels and flooring, extraction and a side window.

#### First Floor Landing

A spacious area leading through to the bedrooms.

#### Bedroom one

4.11m x 3.49m (13' 6" x 11' 5")

An excellent double bedroom with decorative fireplace and storage.

#### Bedroom two:

4.36m x 3.91m (14' 4" x 12' 10")

A spacious double bedroom with storage.

#### Bedroom three

2.93m x 2.28m (9' 7" x 7' 6")

A single bedroom or excellent study.

#### Rear yard:

With a sensor operated roller shutter door providing vehicle access, also featuring a shed and southerly aspect.