



8, Alice Street, Sutton, WA9 3LL

Asking Price £95,000

*David
Davies* Collection



8, Alice Street, Sutton, WA9 3LL

- EPC: D
- Council Tax Band:- A - St Helens
- Leasehold - 925 Years Remaining
- No Onward Chain
- Mid Terraced Property
- Two Reception Rooms
- Kitchen With Integrated Oven And Hob
- Ground Floor Bathroom
- Two Double Bedrooms
- Paved Rear Garden

Offered for sale is this delightful two-bedroom mid-terraced property, presenting an excellent opportunity for first-time buyers, investors or those looking to downsize. Ideally positioned within a popular and convenient residential location, the property offers a fantastic blend of character, comfort and practicality.

The ground floor accommodation comprises a fitted kitchen and a spacious, versatile lounge/dining room. This flexible living space can be enjoyed as one large open-plan reception area or separated to create two individual reception rooms, depending on the needs of the buyer. A ground floor bathroom/shower room completes the accommodation.

To the first floor, there are two generously proportioned bedrooms, both benefiting from an abundance of natural light and offering comfortable spaces for rest and relaxation.

Externally, the property benefits from a low-maintenance rear garden, providing an ideal space to relax and enjoy the outdoors.

Offered for sale with no onward chain, this fantastic home is ready for its next owner to make their own. Conveniently located close to a range of local amenities, schools and transport links, the property offers an excellent opportunity in a well-connected location.

Early viewing is highly recommended to appreciate the potential and versatility this charming home has to offer.

EPC: D



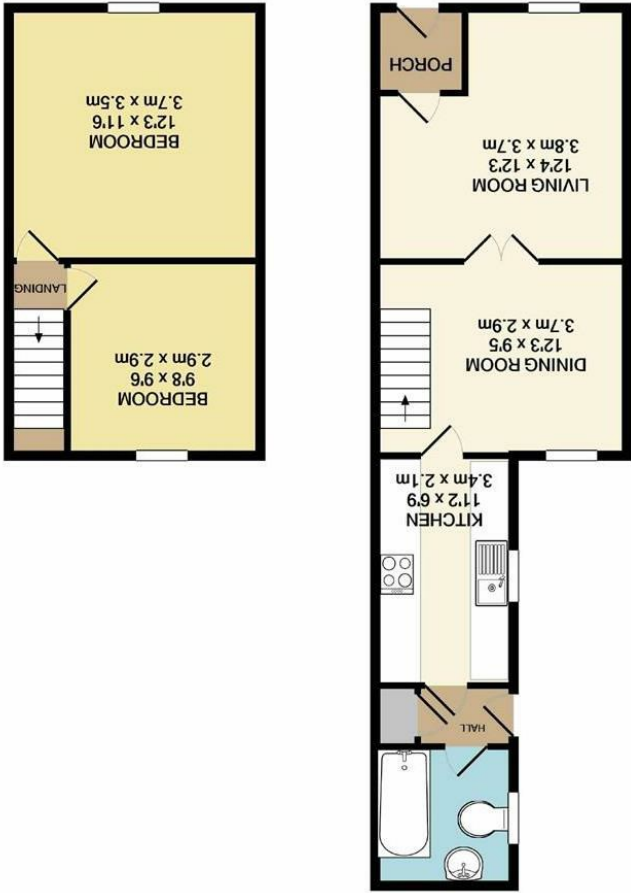
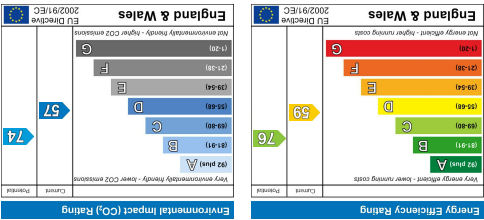




Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.







GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 266 SQ.FT.
(24.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.4 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only.
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