



## Queen Alexandra Road, Grangetown, Sunderland

**£285,000**

**LARGER STYLE STUNNING 3 BED SEMI-DETACHED HOME**

**2 LARGE RECEPTION ROOMS**

**FULLY LANDSCAPED REAR GARDENS WITH COMPOSITE  
DECKED PATIOS AND ARTIFICIAL LAWN**

LARGER STYLE STUNNING 3 BED SEMI-DETACHED HOME - TASTEFUL INTERIOR DESIGN THROUGHOUT & BEAUTIFUL PERIOD FEATURES - 2 LARGE RECEPTION ROOMS - FULLY LANDSCAPED REAR GARDENS WITH COMPOSITE DECKED PATIOS AND ARTIFICIAL LAWN - STUNNING DESIGNER BATHROOM WITH SEPARATE BATH AND SHOWER - RECENT KITCHEN - ADDITIONAL DOWNSTAIRS WC & SHOWER ROOM - GORGEOUS ROOM SIZES THROUGHOUT - IMPRESSIVE ENTRANCE HALL & LANDING - BEAUTIFUL MASTER BEDROOM WITH PROFESSIONALLY INSTALLED FITTED WARDROBES ... Good Life Homes are delighted to bring to the market a larger style semi-detached home situated just off the crossroads of Sea View Road and Queen Alexandra Road. The subject of a stunning refurbishment with designer standard interior, this gorgeous 1920/30's home offers space and proportions rarely found in modern homes with some beautiful period features retained including the gorgeous staircase in the entrance hall and feature arched window above. On the ground floor, the property has two large reception rooms, entrance hall, studio, kitchen and shower room. On the first floor there are 3 double bedrooms and an absolutely stunning bathroom. The property sits within a generous plot with driveway parking to the front and impressive low maintenance generous garden to the rear. Sure to impress, viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees can start from just £995 on a no sale no fee basis. Give us a call to find out why so many people across Wearside now choose Good Life to sell their home!

**TASTEFUL INTERIOR DESIGN THROUGHOUT & BEAUTIFUL PERIOD  
FEATURES**

**EPC RATING (to follow)**

**STUNNING DESIGNER BATHROOM WITH SEPARATE BATH AND  
SHOWER**

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## ACCOMMODATION

### ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, built in cupboards, partition walls which shields a work area (please note, the current owners operate a business from home and utilise this extended space to accommodate that but this could quite easily be returned to a more traditional entrance hall) white uPVC double-glazed doors leading out to rear patio and garden, radiator. Partially-glazed door leading into internal entrance hall.

### INTERNAL ENTRANCE HALL 12' 4" x 11' 8" (3.76m x 3.55m)

A beautiful entrance hall with laminate wood-effect flooring laid in Herringbone format, gorgeous staircase with arched window and bespoke fitted blinds. Doors leading off to downstairs WC and shower room, kitchen and 2 reception rooms.

### RECEPTION ROOM 1 12' 10" x 12' 0" (3.91m x 3.65m)

Measurements taken widest points. Carpet flooring, radiator behind cover, front facing white uPVC double-glazed window with lovely views of the garden. Gorgeous fireplace with a wood-effect surround, tiled hearth and built-in electric log burner style stove. Fitted cupboards to 1 alcove, recessed lights to ceiling with stylish coving.

### RECEPTION ROOM 2 15' 7" x 12' 0" (4.75m x 3.65m)

Another beautiful reception room with carpet flooring, double radiator, front facing white uPVC double-glazed bay window. Media wall with built-in fire and space for 65" TV screen and mirrored recess either side.

### DOWNSTAIRS WC AND SHOWER ROOM 7' 4" x 7' 2" (2.23m x 2.18m)

Continuation wood-effect laminate in herringbone pattern, toilet with concealed cistern and push button flush built into bespoke bathroom furniture including integrated washing machine, white hand basin in bowl style with chrome tap, shower cubicle with walk in shower, fixed glass shower screen and shower fed from the main hot water system. Rear facing white uPVC double-glazed window with privacy glass.

### KITCHEN 12' 10" x 8' 6" (3.91m x 2.59m)

Fully fitted and recently renovated with continuation of wood-effect laminate flooring in herringbone pattern, modern white high gloss kitchen with a range of wall and floor units and stylish laminate work surfaces. Integrated electric oven, integrated 4



ring gas hob, integrated wine cooler, integrated fridge/freezer, integrated dishwasher, double radiator, rear facing white uPVC double-glazed window facing out to rear garden and white uPVC double-glazed door leading out to rear patio and garden.

### FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM 9' 6" x 8' 4" (2.89m x 2.54m)

Stylish period tile flooring, chrome towel heater style radiator, 2 rear facing white uPVC double-glazed windows with privacy glass. Roll top style bath with floor mounted chrome tap and showerhead attachment, sink with chrome tap built into vanity unit with storage beneath, toilet with low level cistern, walk in shower with low profile tray in wet room style with overhead shower fed main hot water system. Recessed lights to ceiling and stylish oversized white tile with grey grout for stunning affect. This is an absolutely beautiful family bathroom.

### MASTER BEDROOM 15' 8" x 10' 0" (4.77m x 3.05m)

Measurements do not include depth of fitted wardrobes. Carpet flooring, radiator, front facing white uPVC double-glazed window. Professionally installed fitted wardrobes with sliding doors providing a good degree of storage and hanging space. This a lovely master bedroom.

### BEDROOM 2 12' 1" x 11' 9" (3.68m x 3.58m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard providing some storage. This is also a lovely double bedroom.

### BEDROOM 3 12' 0" x 10' 0" (3.65m x 3.05m)

The room is L-shaped and measurements are taken at the widest points. This would also accommodate double bed. Carpet flooring, radiator, rear facing white uPVC double-glazed window.

### EXTERNALLY

Pressed concrete block paved effect driveway for multi vehicle parking with well maintained lawn and the potential to extend the driveway further if required. The entrance door is part of an extension to the original property. The property benefits a lovely rear garden plot which has been completely landscaped by the current owners and is low maintenance including extensive area of artificial lawn, various raised composite decked areas, perimeter fencing providing a degree of privacy. This is a lovely low maintenance rear garden perfect for family enjoyment throughout the seasons.



