

Queen Alexandra Road
Grangetown
Sunderland
SR2 9NX



Queen Alexandra Road

£310,000

INTRODUCTION

BEAUTIFUL 4 BEDROOM HOME IN GREAT LOCATION - IMPRESSIVE MASTER BEDROOM WITH EN SUITE & BUILT-IN ROBES - STUNNING KITCHEN WITH ISLAND & FAMILY/DINING AREA - 2 ADDITIONAL SEPARATE RECEPTION ROOMS - MULTI-CAR DRIVEWAY TO FRONT - LOW MAINTENANCE LANDSCAPED REAR GARDEN...

ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, built-in cupboard housing the electric consumer unit and electric meter. Door leading off to kitchen/dining room, door leading off to front reception room, door leading off to rear reception room, door leading off to utility room.

FRONT RECEPTION ROOM 1

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Feature brick wall for stunning affect.

RECEPTION ROOM 2

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window.

UTILITY ROOM

Vinyl tile-effect flooring, rear facing white uPVC double-glazed window, built-in cupboard housing the gas Combi boiler. Fitted base units with contrasting laminate work surfaces, space for fridge/freezer, space and plumbing for a washing machine, white sink with Monobloc tap. Integral door leading off to kitchen/dining room, door leading off to WC.

W C

Laminate wood-effect flooring, white hand basin with chrome tap built into vanity unit, white toilet concealed with cistern and push button flush.

KITCHEN/DINING ROOM

Part of an extension to the original property, this is a superb open plan space with laminate wood-effect flooring, column radiator, white uPVC double-glazed bi-fold doors leading out to raised patio to the rear. Superb modern kitchen with a range of wall and floor units in a dark grey shaker style with copper handles and laminate work surfaces, central island unit with breakfast space for bar stools. 5 ring gas hob. The remainder of the kitchen benefits from integrated oven, integrated combination microwave and American style fridge/freezer. Integrated dishwasher, composite sink with bowl and a half, single drainer and matching Monobloc tap. Front facing white uPVC double-glazed window and 2 side facing allowing lots of light into the space. This room also benefits from an integral extractor unit, recessed lights.

FIRST FLOOR LANDING

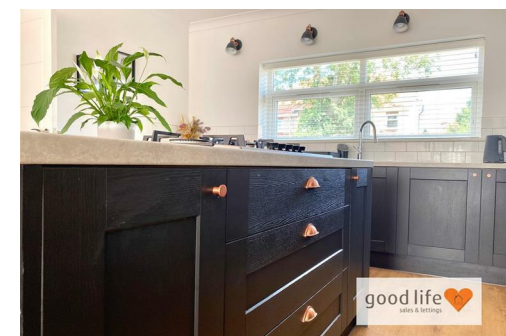
Door to the left leading off to principal bedroom suite and to the right 4 doors leading off to bedrooms and a bathroom.

BATHROOM

Tiled flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Freestanding bath with floor mounted bath taps in a chrome finish and showerhead attachment, toilet with a concealed cistern and push button flush, sink built onto drawer unit with chrome tap. Extractor fan.

BEDROOM 2

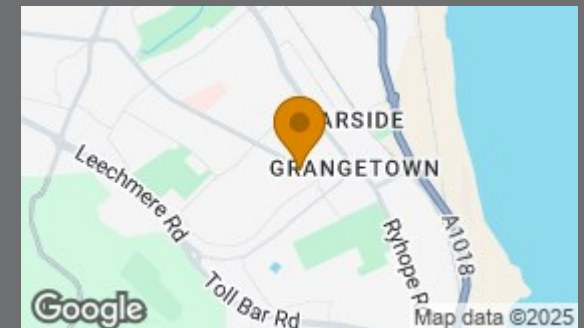
Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.



Local Authority
Sunderland

Council Tax Band
B

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		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Good Life Homes - Lettings

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

good life
sales & lettings

