



MICHAEL HODGSON

estate agents & chartered surveyors

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QUEEN ALEXANDRA ROAD, SUNDERLAND £164,950

Situated in a much sought after location in leafy Ashbrooke on Queen Alexandra Road the apartment boasts easy access to local shops, schools and amenities as well as Sunderland City Centre only a short distance away. The superb 2 bed top floor maisonette floor apartment benefits from spacious living accommodation arranged over two floors with many extras of note and will not fail to impress all who view. The living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, 2 Bedrooms, bathroom and an En Suite to Bedroom1 in addition to a useful landing area that is currently used as a study area. . Parking is available and accessed via a side entrance accessed via electrically operated security gates providing off street parking. Viewing of this impressive apartment is highly recommended to fully appreciate the space, home and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Apartment

Second (top floor)

2 Bedrooms

Living Room

Kitchen / Dining Room

No Chain Involved

Viewing Advised

EPC Rating: C



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Entrance Hall

The Entrance Hall has two double radiators, Velux style window

Living Room

24'6" max x 19'9"

The Living Room has an ornate window to the front elevation, Velux style window to the rear elevation, radiator

Kitchen/Dining Room

22'10" x 13'3"

The Kitchen has a range of floor and wall units, granite worktops with matching splashbacks, Velux style window, electric oven, gas hob with extractor over, integrated dishwasher, breakfasting island with granite worktop, integrated washing machine and microwave

Bedroom One

16'6" x 15'8"

Rear facing, two timber framed double glazed sash style windows to the rear elevation, Velux style window, radiator

En Suite

White suite comprising low level wc, wall hung wash hand basin, bath with mixer tap, shower cubicle, radiator, recessed spot lightning, extractor, t-fall roof in part

Bathroom

White suite comprising low level wc, wall hung wash hand basin with mixer tap, bath with shower over, tiled walls and floor, t-fall roof in part, Velux style window, extractor, towel radiator

Bedroom Two

17'0" x 11'1"

Rear facing, timber framed double glazed sash style window, radiator,

Landing Area

7'11" x 3'5"

Currently used as a study area having recessed spot lighting and a Velux style window

External

Parking is available and accessed via a side entrance accessed via electrically operated security gates providing off street parking.

FREE VALUATIONS

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M I C H A E L H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

