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QUEEN ALEXANDRA ROAD, SUNDERLAND £219,950

We are delighted to welcome to the market this fantastic 3 bed semi detached house situated on Queen Alexandra Road commanding a much sought after location offering easy access to Sunderland City Centre, the A19 in addition to well respected schools, shops and amenities. The property enjoys a new kitchen, contemporary decor, new bathroom suite in addition to new floor coverings and many extras of note. The living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting / Dining Room, Conservatory, Kitchen and to the First Floor 3 Bedrooms and a Bathroom. Externally there is a front garden, gated driveway providing off street parking and to the rear is a generous garden having a decking area, lawn in addition to a useful storage shed. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this superb home is highly recommended to fully appreciate the space, home and location on offer. Planning has been passed to extend the property should a purchaser wish to extend by way of the erection of a two storey side extension and single storey extensions to front and rear

Semi Detached House

3 Bedrooms

Living Room

Sitting / Dining Room

Conservatory

New Kitchen / New
Bathroom

Plans to Extend

EPC Rating : D



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Entrance Hall

Radiator, double glazed window to the side elevation, laminate floor, stairs to the first floor with inset glass panelling.

Living Room

13'1" x 11'9"

The living room has a double glazed window to the front elevation, radiator, recessed spot lighting, radiator, high level power socket and aerial point, opening to the dining/sitting room.

Dining/Sitting Room

12'4" x 12'6"

A versatile room having a radiator, recessed spot lighting, high level power socket and aerial point opening to the conservatory.

Conservatory

9'5" x 8'7"

The conservatory has a range of double glazed windows, double glazed windows to the garden, laminate floor, radiator.

Kitchen

7'0" x 7'0"

The kitchen has a new range of floor and wall units, stainless steel sink and drainer with mixer tap, integrated dishwasher, double glazed window, laminate floor, double glazed door to the garden, radiator, electric oven, electric hob with extractor over.

First Floor

Landing, double glazed window to the side elevation, loft access with ladder. The loft has a velum style window and a wall mounted gas central heated boiler.

Bathroom

New white suit comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, double glazed window, laminate floor, recessed spot lighting, extractor, bath with mixer tap and a rainfall style shower head and an additional shower attachment.

Bedroom 2

11'4" max x 9'5" max

Rear facing, double glazed window, radiator.

Bedroom 1

11'6" x 13'7"

Front Facing, double glazed window, radiator.

Bedroom 3

8'2" x 10'2"

Front facing, double glazed window, radiator.

Externally

Externally there is a front garden, gated driveway providing off street parking and to the rear is a generous garden having a decking area, lawn in addition to a useful storage shed.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band B.

PLANS TO EXTEND

Planning has been passed to extend the property should a purchaser wish to extend.

The Sunderland City Council Application ref: 24/00233/FUL - Erection of a two storey side extension and single storey extensions to front and rear

Plans are available upon request.

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

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