















An extended four bedroom semi-detached home, occupying a superb position on Queen Alexandra Road with open views to the front over playing fields. Internally the well-appointed accommodation on the ground floor includes a spacious reception hall with a cloakroom/wc and staircase to the first floor. There is an attractive lounge to the front, separate sitting room and there is an impressive 18ft dining kitchen with bi-folding doors leading out into rear gardens. On the first floor there is a master bedroom with a fabulous en-suite bathroom, incorporating a free standing roll top bath and walk in shower, three further bedrooms and a superb family bathroom. Externally there is a garden to the front with a driveway providing off street parking and access to an integral garage whilst to the rear is a delightful, mature garden, laid mainly to lawn with a patio area and established borders. This location is ideal for access to local amenities, shops and well-regarded schools as well as providing excellent road connections to surrounding areas. Viewing essential to appreciate the accommodation and location of this superb home.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

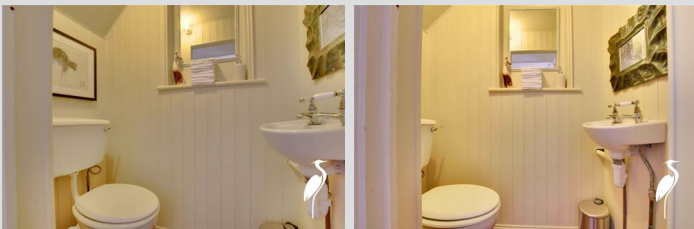
Accessed via double glazed entrance door with double glazed windows to either side.

## Reception Hall



Stripped and varnished floorboards, staircase to first floor and radiator.

## Cloakroom/WC



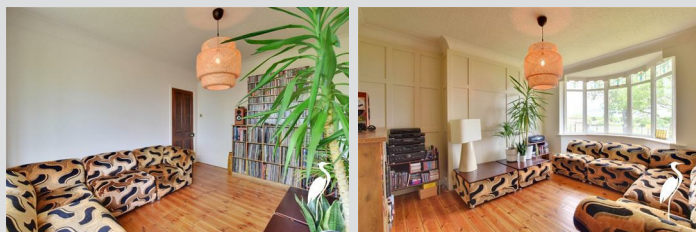
Low level WC and washbasin, parquet flooring

## Lounge 15'4" into bay x 11'9" into alcove



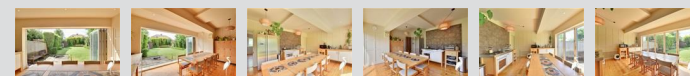
Double glazed bay window to the front, radiator, part panelled walls, stripped and varnished floorboards.

## Sitting Room 12'10" x 11'10" into alcove



Double glazed door leading out to the rear garden with double glazed windows to either side, radiator, stripped and varnished floorboards.

## Dining Kitchen 18'0" x 13'0"

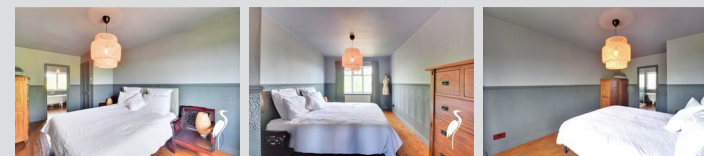


Free standing units incorporating sink and drainer unit, integrated oven and hob, space for fridge freezer, feature wall with ceramic tiles, radiator, built in storage cupboard, vertical radiator and double glazed bi-folding doors to gardens. Door to garage.

## First Floor Landing



## Bedroom 1 17'1" x 9'8"



Double glazed bow window to the front, radiator, stripped and varnished floorboards and door to the en-suite.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

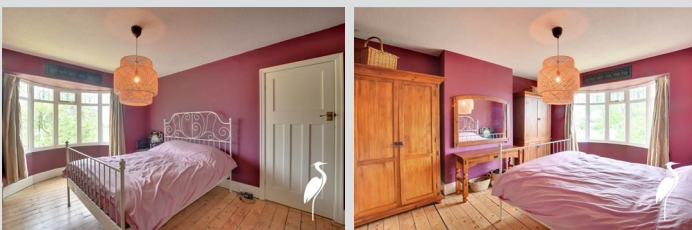
# MAIN ROOMS AND DIMENSIONS

## En-Suite Bathroom



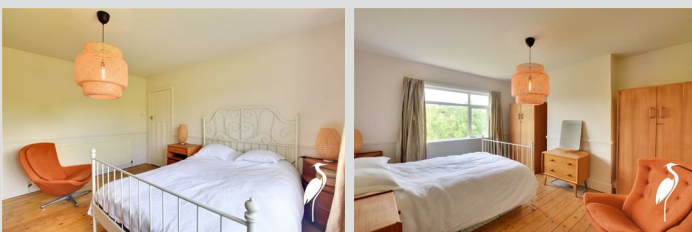
Low level WC, wash hand basin set into vanity unit with a marble top, free standing roll top bath and walk in shower with mains fed shower. Stripped and varnished floorboards, chrome ladder style radiator and double glazed window.

## Bedroom 2 15'8" into bay x 11'10"



Double glazed bay window to the front, radiator, stripped and varnished floorboards.

## Bedroom 3 12'10" x 11'10" into alcove



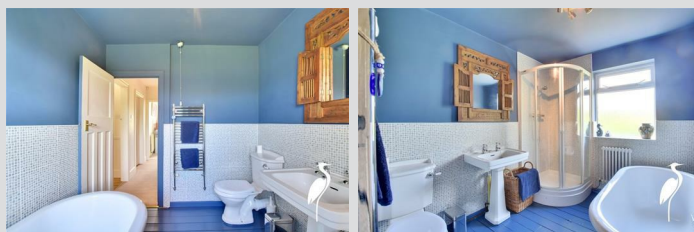
Double glazed window to the rear, radiator, stripped and varnished floorboards.

## Bedroom 4 7'5" x 10'6" into bay



Double glazed bay window to the front and radiator.

## Bathroom



Low level WC, pedestal wash hand basin, free standing roll top bath and step in shower cubicle with mains fed shower, radiator, chrome ladder style radiator, part tiled walls and double glazed window.

## Outside



There is a garden to the front with driveway providing off street parking and access to the integral garage. Whilst to the rear there is a delightful mature garden laid mainly to lawn with patio area and planted borders.

## Garage 17'8" x 9'10"

Roller shutter access door and an internal door into the kitchen/diner.

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Freehold

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

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

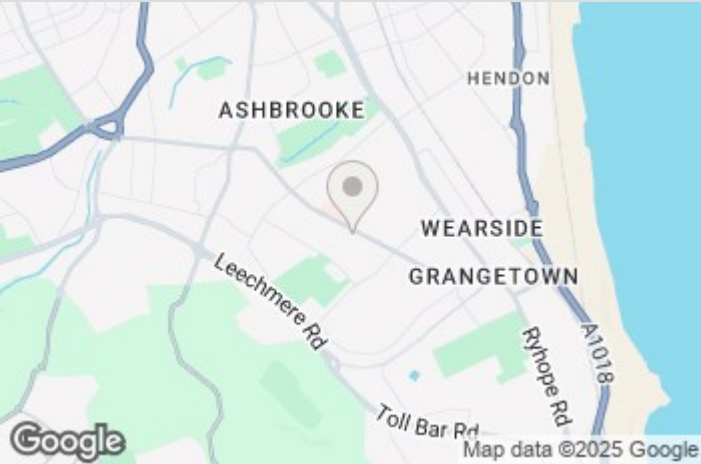


# MAIN ROOMS AND DIMENSIONS

verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.



## Fawcett Street Viewings

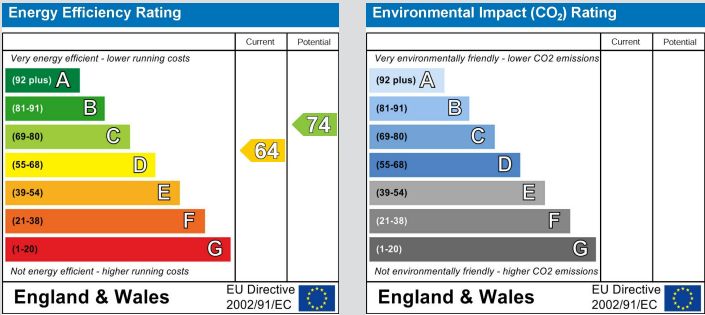
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

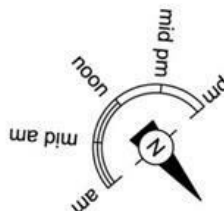
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor  
Approximate Floor Area  
(81.60 sq.m)



First Floor  
Approximate Floor Area  
(75.10 sq.m)



77 Queen Alexandra Road