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## QUEEN ALEXANDRA ROAD, SUNDERLAND £750 Per Month

Situated in a much sought after location in leafy Ashbrooke the apartment boasts easy access to local shops, schools and amenities as well as Sunderland City Centre only a short distance away. The stunning 2 bedroomed lower ground floor apartment benefits from spacious living accommodation with many extras of note including a fully integrated kitchen with granite worktops, contemporary décor, telephone entry system and a bathroom and en suite, in addition to its own private front door accessed directly from Queen Alexandra Road. The living accommodation briefly comprises of: Entrance Hall, Open Plan Living Room / Kitchen, 2 Bedrooms, Bathroom and En Suite. Externally there is a private garden solely for the use of the apartment having a mature well stocked garden with a large lawned area and side gravelled garden / patio area accessed via a door from the kitchen area. Parking is available and access via a side entrance accessed via electrically operated security gates providing off street parking. Viewing of this exceptional apartment is highly recommended to fully appreciate the space, home and location on offer.

Apartment  
Living Room / Kitchen  
Private Garden  
Off Street Parking

2 Bedrooms  
Bathroom & En Suite  
Viewing Advised  
EPC Rating: D



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### ENTRANCE HALL

The entrance hall has a double radiator, telephone entry system, laminate floor

### LIVING ROOM / KITCHEN

25'4" to bay x 20'10" max

A lovely open plan room having a large living area with three sash style windows to the front elevation, double radiator plus an additional radiator, coving to ceiling and laminate floor

### KITCHEN

The kitchen is fitted with a comprehensive range of floor and wall units, tiled splash back, granite work tops, electric oven, gas hob with extractor over, wine rack, stainless steel sink and drainer with mixer tap, integrated dishwasher, wall mounted gas central heating boiler, integrated washing machine / dryer.

### INNER HALL

Continuing the laminate floor from the living room, recessed spot lighting and radiator.

### BATHROOM

Luxury white suite comprising low level WC, pedestal basin with mixer tap, bath with shower attachment over, tiled walls and floor, shaver point, extractor, recessed spot lighting, towel radiator.

### BEDROOM 1

11'4" x 10'6"

Master bedroom having a laminate floor, sash style window to the rear elevation, double radiator, range of fitted wardrobes with storage above.

### ENSUITE

Luxury white suite comprising low level WC, wash hand basin with mixer tap, shower with tiled surround, tiled walls and floor, towel radiator and extractor.

### BEDROOM 2

7'10" x 10'6"

Rear facing bedroom with sash window, laminate floor, double radiator, range of fitted wardrobes with storage above.

### EXTERNALLY

Externally there is a private garden solely for the use of the apartment having a mature well stocked garden with a large lawned area and side gravelled garden / patio area accessed via a door from the kitchen area.

### PARKING

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

# M I C H A E L   H O D G S O N

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