



MICHAEL HODGSON

estate agents & chartered surveyors



ALEXANDRA PARK, SUNDERLAND

£295,000

We are delighted to welcome to the market this immaculately presented 3 bed semi detached home situated on the much sought after and highly regarded Alexandra Park which boasts a leafy location in Ashbrooke commanding easy access to local shops, schools and amenities as well as being within easy reach of Sunderland City Centre. This stunning home benefits from contemporary decor and many extras of note with the generous and versatile living space briefly comprising of: Entrance Hall, Living Room, Sitting Room, Garden Room, Kitchen and to the First Floor: 3 Bedrooms and a Family Bathroom. Externally there is a front block paved driveway, porcelain tiled patio and pathways and lawn with well stocked borders and to the rear a lovely garden that enjoys an open aspect having a porcelain tiled patio, composite decking area and inset lawn. Viewing of this superb family home is highly recommended.

EPC: D



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Entrance Hall

The entrance hall has a double glazed bay window to the front elevation, Amtico flooring, oak handrail and balustrade with inset glass panels to the staircase, cupboard under the stairs.

Living Room

12'4" x 14'2" to bay

The living room has a double glazed bay window to the front elevation, feature fireplace with gas fire, Amtico flooring, double radiator, up lighting.

Sitting Room

12'4" x 13'2"

The sitting room has a feature fireplace with log burner, radiator, up lighting, opening to the garden room.

Garden Room

10'1" x 11'0"

The garden room has a range of double glazed windows, double glazed French doors to the garden, laminate floor, velux style window.

Kitchen

17'2" max x 9'8" max

The kitchen has a range of floor and wall units, tiled splashback, electric hob with extractor over, electric ovens stainless steel sink and mixer tap, recessed spot lighting, integrated dishwasher, integrated washing machine, cupboard with wall mounted gas central heating boiler, storage cupboard.

First Floor

Landing, double glazed window. The loft is accessed via a ladder from the landing, velux style window.

Bathroom

Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap, double glazed window, radiator, recessed spot lighting, corner shower with rainfall style shower head and an additional shower attachment.

Bedroom 1

14'0" max x 10'5" max

Front facing, double glazed bay window, radiator, range of fitted wardrobes with matching dressing table.

Bedroom 2

10'9" x 13'5"

Rear facing, double glazed window, fitted dressing table, two sets of wardrobes to both alcoves.

Bedroom 3

7'9" x 7'1"

Front facing, double glazed window, radiator, range of fitted wardrobes.

Externally

Externally there is a front block paved driveway, porcelain tiled patio and pathways and lawn with well stocked borders and to the rear a lovely garden that enjoys an open aspect having a porcelain tiled patio, composite decking area and inset lawn.

Garage

Single garage accessed via an electric roller shutter set within a separate block.

COUNCIL TAX

The Council Tax Band is Band D.

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 25th March 1933. Any prospective purchaser should clarify this with their Solicitor

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

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