

peterheron
sales & lettings

Corning Road, Alexandra Park, Sunderland

£225,000




WISH YOU WERE HERE







A popular style three-bedroom detached home, ideally positioned with a desirable west-facing rear garden and lovely views towards the Stadium of Light. Situated in a popular residential location, this attractive property offers well-proportioned and versatile accommodation throughout, making it an ideal family home.

The welcoming ground floor comprises an entrance hallway, a spacious and comfortable lounge, a modern fitted kitchen with open plan dining, and access to the impressive rear garden. The first floor features three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property benefits from a private driveway providing off-street parking accompanied by a garage, an attractive front garden, and a superb west-facing rear garden designed to enjoy the afternoon and evening sun.

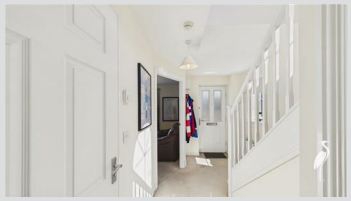
Further benefits include gas central heating and double glazing. Conveniently located close to local amenities, reputable schools, Sunderland City Centre and excellent transport links, this impressive detached home is sure to appeal to a wide range of buyers.

Available with no upward chain, viewing is highly recommended to fully appreciate the position, outlook and quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Hall




Stairs to first floor with storage under, double radiator and double glazed window to side.

Lounge




Double glazed window to front, double radiator and electric fire.

Kitchen/Diner





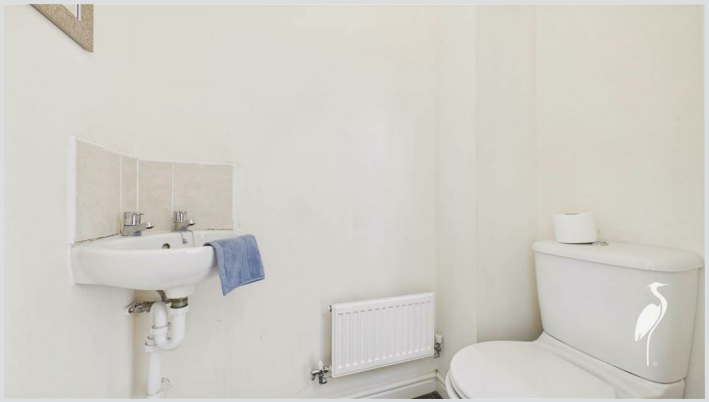

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and good. Space for a fridge freezer. Double radiator, double glazed window and UPVC door to rear. Door to utility.

Utility




Base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Providing space for a washing machine and tumble dryer. Radiator and door to rear.

Cloakroom/WC



Low level wc and hand wash basin.

First Floor Landing



Double glazed arched feature window, access point to loft and storage cupboard.

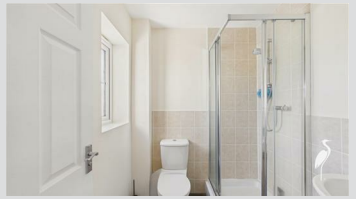
Bedroom 1





Double glazed window to front, radiator and built in mirrored fronted sliding door wardrobes. Door to en-suite.

En-Suite Shower Room




Low level WC, washbasin and shower cubicle, radiator and double glazed window.

MAIN ROOMS AND DIMENSIONS

Bedroom 2




Double glazed window to rear and radiator.

Bedroom 3




Double glazed window to rear and radiator.

Bathroom




Low level WC, washbasin and bath, chrome heated towel rail and double glazed window.

Outside






Gardens to the front and rear along with a driveway to the side leading to detached garage.

Council Tax Band
The Council Tax Band is Band A.

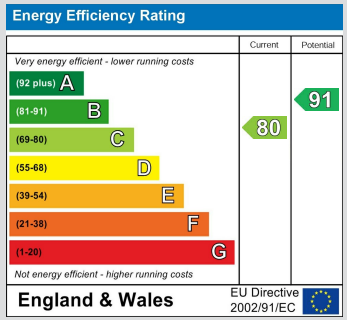
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

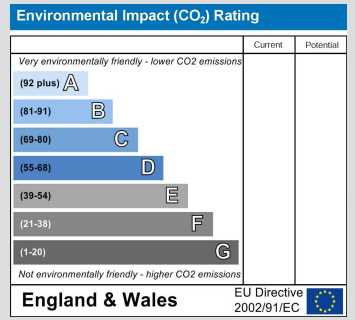
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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

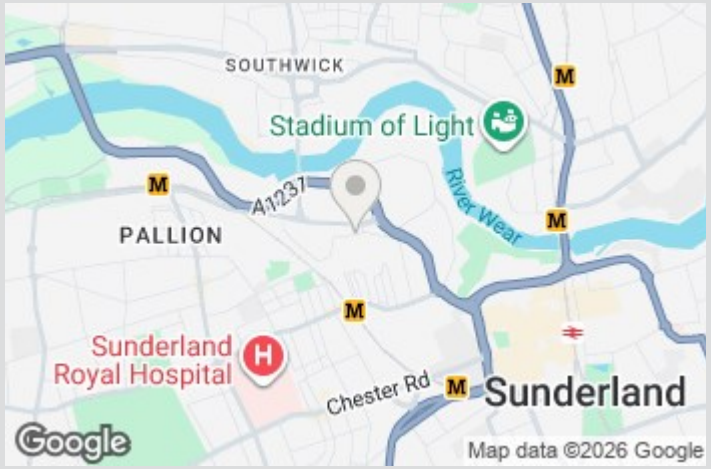
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

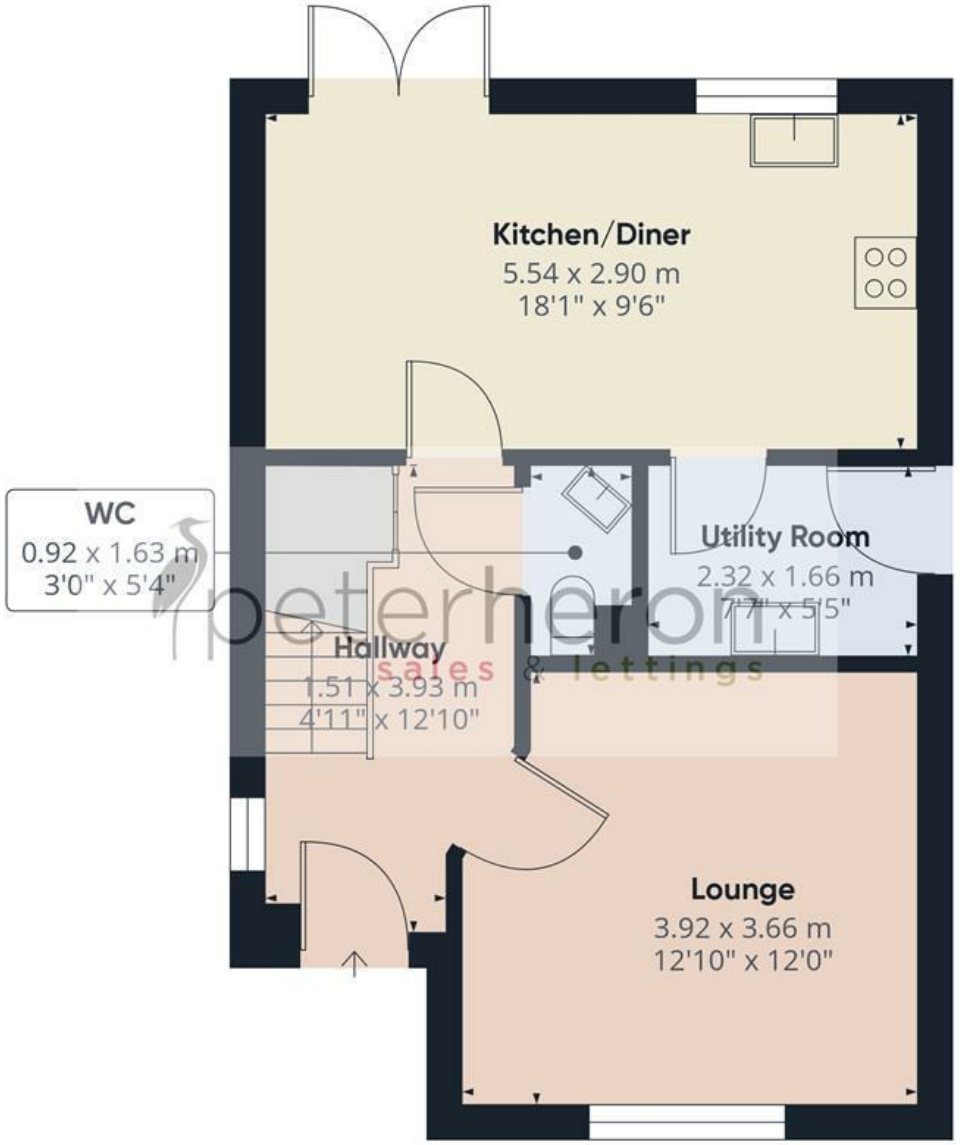




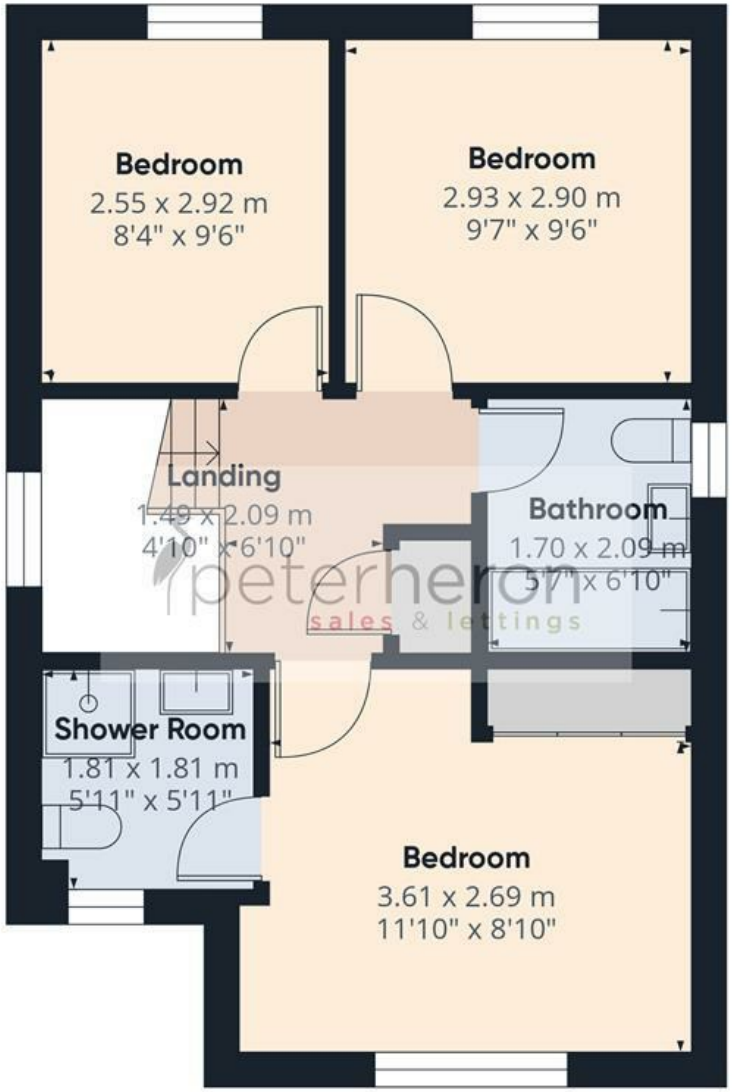
MAIN ROOMS AND DIMENSIONS



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Ground Floor



First Floor

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W S N E

Approximate total area(1)

82.8 m²

891 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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