



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## QUEEN ALEXANDRA ROAD, SUNDERLAND £349,950

We are delighted to welcome to the market this superb 2 bed detached bungalow commanding a much sought after and highly desirable position on Queen Alexandra Road that boasts easy access to well respected schools, shops, amenities as well as transport links to Sunderland City Centre. The property itself benefits from generous and versatile living accommodation briefly comprising of: Entrance Porch, Inner Hall, Living Room, Kitchen, 2 Bedrooms and a Bathroom. Externally the property is sat on a lovely garden plot having a mature garden stocked with an abundance of plants, trees and shrubs, in addition to a generous lawn to the front, side and rear in addition to a rear paved patio and access to the workshop. There is also a front driveway providing off street parking leading to the garage. There is NO ONWARD CHAIN INVOLVED. Viewing of this lovely home is unreservedly recommended.

Detached Bungalow  
Living Room  
Bathroom  
Garage & Workshop

2 Bedrooms  
Kitchen / Breakfast Room  
No Chain Involved  
EPC Rating: D



## QUEEN ALEXANDRA ROAD, SUNDERLAND

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### Entrance Porch

Double glazed window, double glazed door, laminate floor ,leading to the inner hall

### Inner Hall

Laminate floor, radiator, double cloaks cupboard.

### Living Room

27'5" 14'0"

A light and airy living room having 3 large double glazed windows, 2 radiators, fireplace with tiled hearth.

### Kitchen / Breakfast Room

19'10" max x 11'10" max

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, 2 double glazed windows, cupboard with wall mounted gas central heated boiler, gas hob with extractor over, electric oven, laminate floor, door to the garden.

### Bedroom 1

11'8" x 15'4"

Front facing, double glazed window, radiator, range of fitted wardrobes with inset drawer/dressing table.

### Bedroom 2

10'0" x 12'2"

Side facing, double glazed window, radiator, range of fitted wardrobes and a dressing table.

### Shower Room

White suite comprising of a low level WC, wall hung wash hand basin with a mixer tap sat on a vanity unit, walk-in shower cubicle with rainfall style shower head and an additional shower attachment, 2 double glazed windows, towel radiator, extractor, loft access.

### Externally

Externally the property is sat on a lovely garden plot having a mature garden stocked with an abundance of plants, trees and shrubs, in

addition to a generous lawn to the front, side and rear in addition to a rear paved patio and access to the workshop. There is also a front driveway providing off street parking leading to the garage.

### Garage

Single garage accessed via an electric roller shutter from the front garden driveway.

### Workshop

workshop accessed via an up and over garage door and an access door to the garden.

### 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 13th May 1955 at an annual rental of £13.13.0d. Any prospective purchaser should clarify this with their Solicitor

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