



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



ALEXANDRA PARK, SUNDERLAND

£199,950

An exciting opportunity to purchase a 3 bed semi detached house that is situated on the much sought after Alexandra Park which is a leafy cul-de-sac located just off Queen Alexandra Road that offers a superb location providing easy access to local shops, schools and amenities as well as being within easy reach of Sunderland City Centre. The property offers accommodation briefly comprising of: Entrance Hall Living Room, Dining Room, Kitchen and to the First Floor, Landing, 3 Bedrooms and a Shower Room. Externally there is a front lawned garden and to the side and rear there is a lawned garden in addition to a single garage in a separate block. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this property is highly recommended to fully appreciate the home and potential on offer.

Semi Detached House

3 Bedrooms

Living Room

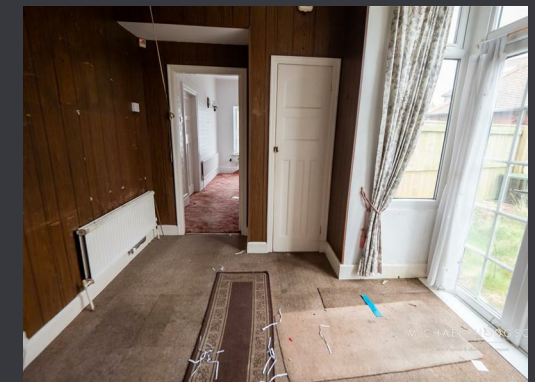
Dining Room

Kitchen

Garage & Gardens

No Chain Involved

EPC Rating: D



ALEXANDRA PARK, SUNDERLAND

£199,950

Entrance Hall

Radiator, double glazed window to the front elevation

Living Room

12'4" x 14'10" max

The living room has a double glazed bay window to the front elevation, 3 radiators

Dining Room

13'1" x 12'6"

Rear facing, having a double glazed window, radiator

Kitchen

20'7" x 6'9"

Range of floor and wall units, stainless steel sink and drainer, double glazed doors to the side elevation, radiator, double glazed window, storage cupboard

First Floor

Landing, Double glazed window

Bedroom 1

11'5" max x 14'8" max to the bay

Double glazed bay window to the front elevation, radiator in bay, range of fitted wardrobes

Bedroom 2

12'0" x 13'9"

Rear facing, double glazed window, radiator

Bedroom 3

7'0" x 7'6"

Front facing, double glazed window, radiator

Shower Room

Suite comprising of a low level WC, corner shower cubicle with shower, 2 double glazed windows, radiator, pedestal basin

Externally

Externally there is a front lawned garden and to the side and rear there is a lawned garden.

Garage

Single garage in a separate block.

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 3rd October 1932 Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band D

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. 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. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. 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. 10. 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 verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

