



MICHAEL HODGSON

estate agents & chartered surveyors

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## 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

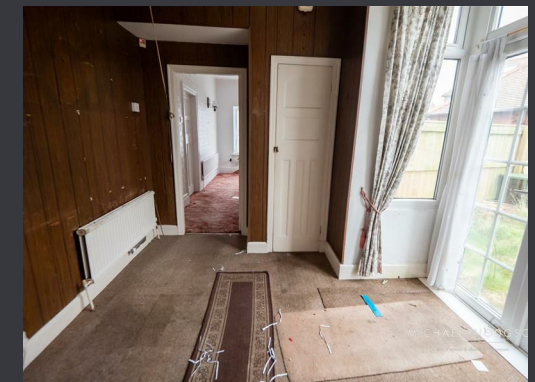
Dining Room

Kitchen

Garage & Gardens

No Chain Involved

EPC Rating: D



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### 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

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