



MICHAEL HODGSON

estate agents & chartered surveyors

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QUEEN ALEXANDRA ROAD, SUNDERLAND

£365,000

We are delighted to bring to the market this substantial 4 bed extended semi detached house situated in a superb position on Queen Alexandra Road providing a convenient and sought after location providing access to well respected schools, amenities as well as well as excellent transport links. The property itself provides generous yet versatile living space briefly comprising of: Entrance Hall, Living Room, Dining Room / Study, Conservatory, Kitchen / Breakfast Room, WC and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a front block paved driveway leading to the house and a garage whilst to the rear is a lovely garden with block paved patio area and lawn. Viewing of this fantastic family home is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached House
4 Bedrooms
Dining Room
Garage & Gardens

Extended
Living Room
Conservatory
EPC Rating: D



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Entrance Hall
A generous entrance hall having a radiator, wood strip floor, stairs leading to the first floor.

Living Room
15'0" x 16'9"
The living room has a double glazed bay window to the front elevation, radiator in bay, wood strip floor, feature fire with electric stove style fire.

Dining Room / Study
12'5" x 13'10"
A versatile room currently used as a dining room / study having a wood strip floor, feature fire with electric fire, radiator, double glazed french doors leading to conservatory, range of fitted book shelves, shelving and storage to one alcove and a bespoke fitted desk and shelves to another alcove.

Conservatory
10'3" x 14'8"
The conservatory has a range of double glazed windows and double glazed french doors leading to the garden

Kitchen / Breakfast Room
19'11" x 11'10"
The Kitchen has a range of floor and wall units, double Belfast style sink, two double glazed windows, electric hob, electric oven, integrated microwave, wood strip floor, breakfast bar, double glazed french door to the garden, radiator.

WC
Low level WC, tiled floor, wall hung wash hand basin

First Floor
Landing, loft access.

Bedroom 1
14'4" x 17'4"
Front facing, double glazed bay window, range of fitted wardrobes

Bedroom 2
15'11" x 13'6"
Rear facing, double glazed window, wood strip floor, radiator, range of fitted wardrobes

Bedroom 3
9'3" x 12'4"
Three double glazed windows, wood strip floor, radiator

Bedroom 4
8'10" x 9'0"
Front facing, double glazed window, radiator, wood strip floor

Bathroom
Modern white suite comprising low level WC, wall hung wash hand basin with mixer tap, storage cupboard, bath with mixer tap and shower attachment, two double glazed windows, recess spot lighting, extractor

Garage
Attached single garage accessed via an electric roller door. Access doors leading to the rear garden.

External
Externally there is a front block paved driveway leading to the house and a garage whilst to the rear is a lovely garden with block paved patio area and lawn.

COUNCIL TAX
The Council Tax Band is Band E

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

FREE VALUATIONS
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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

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