



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors

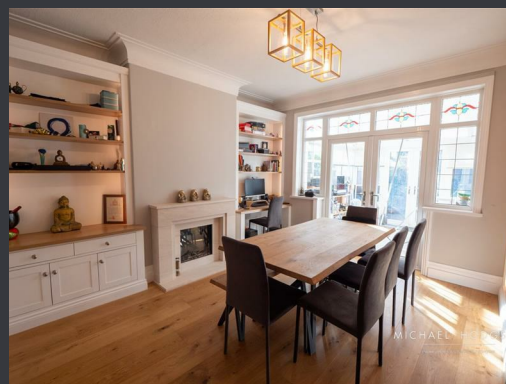


## QUEEN ALEXANDRA ROAD, SUNDERLAND £365,000

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



## QUEEN ALEXANDRA ROAD, SUNDERLAND

£365,000

---

### 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

---

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](http://www.michaelhodgson.co.uk)

