



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## QUEEN ALEXANDRA ROAD, SUNDERLAND £299,950

We are delighted to bring to the market this 3 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, Kitchen / Breakfast Room, Garden Room, WC and to the First Floor, landing, 3 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. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this fantastic family home is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached House

3 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Garden Room

No Chain Involved

EPC Rating: C



## QUEEN ALEXANDRA ROAD, SUNDERLAND

£299,950

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### Entrance Hall

An impressive hallway having lovely wood panelled, radiator, stairs to first floor, recessed cupboard, cupboard under stairs

### Living Room

17'4" to bay x 13'6"

The Living Room has a double glazed bay window to the front elevation, feature fireplace with gas fire, radiator

### Sitting / Dining Room

13'7" x 17'6" to bay

Rear facing, double glazed bay window, double radiator, feature fireplace with gas fire

### Kitchen / Breakfast Room

20'3" m x 11'5" to bay

The Kitchen has a range of floor and walls, tile splashbacks, sink and drainer with mixer tap, double electric oven, electric hob, double glazed window, two double radiators, double glazed French doors to a garden room, plumbed for dryer, integrated dishwasher, plumbed for washing machine, integrated fridge and two freezers, breakfast bar

### Garden Room

10'10" x 14'6"

Alight and airy room having two large double glazed windows, double glazed French doors to the garden, wood stripped floor, vaulted ceiling exposed beams, radiator

### WC

Low level wc, wash hand basin set on a storage unit, double glazed window,

### First Floor

Landing, double glazed window to the side elevation

### Bedroom One

11'1" x 16'4"/52'5" to bay

Front facing, double glazed bay window, two recessed wardrobes and a storage cupboard with fitted shelving

### Bedroom Two

13'7" x 12'2"

Rear facing, two fitted wardrobes to the alcoves, double glazed window

### Bedroom Three

9'9" x 10'0"

Front facing double glazed window, radiator, loft access

### Bathroom

White suite comprising low level wc, wall hung wash hand basin with mixer tap, shaver point, mirror with inset light, two chrome towel radiators, bath with mixer tap, walk in shower wit Rainfall style showerhead, double glazed window, recessed spot lighting rage of storage cupboards, tiled floor

### External

Externally there is a front block paved driveway leading to the house and garage in addition to a gravelled garden area whilst to the rear there is a garden with block paved patio area and lawn

### Garage

19'3" x 13'2"

Attached garage accessed via and electric roller shutter

### 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 1936 with a rent of £6.6.s0d. 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.

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