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Queen Alexandra Road, Ashbrooke, Sunderland

Offers over £275,000


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An impressive semi-detached home, occupying a superb position on Queen Alexandra Road. Internally the well-appointed accommodation includes a spacious reception hall with staircase to the first floor, two generous reception rooms and a fitted kitchen. On the first floor there is a contemporary family bathroom/wc and three bedrooms, two with fitted wardrobes. Externally there is a garden to the front with a driveway, a garage with an electric roller shutter access door and a delightful, generous mature garden to the rear. This location is ideal for access to local amenities, shops and well regarded schools as well as providing excellent road connections to surrounding areas. We highly recommended viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door set within a feature arch with double glazed windows.

Reception Hall





Radiator, staircase to first floor with understairs storage cupboard, delft rack and a useful built in pantry.

Lounge 15'7" into bay x 11'10" into alcove




Double glazed bay window to front, radiator and a feature fireplace with living flame effect gas fire.

Dining Room 12'11" x 11'10" into alcove




Double glazed door to rear garden with double glazed windows to either side and two radiators.

Kitchen 12'10" x 8'11" maximum






Fitted with wall and base units with work surfaces over incorporating an inset sink unit, integrated appliances include an electric oven, gas hob and a dishwasher, space for under counter fridge and under counter freezer, double glazed window to side, double glazed door to garden, radiator and the central heating boiler is concealed behind kitchen unit.

First Floor Landing




Double glazed window to side and access to partially boarded loft via pull down ladder.

Bedroom 1 16'0" into bay x 9'7" not including robes





Double glazed bay window to front, radiator and fitted wardrobes. included in the sale

Bedroom 2 13'0" x 8'7" not including fitted robes




Double glazed window to rear overlooking the garden, radiator and fitted wardrobes included in the sale

Bedroom 3 7'4" x 7'1"



Double glazed bow window to front and radiator.

Bathroom




Modern suite comprising of a low level WC, washbasin, bath and walk in shower with mains shower, chrome ladder style radiator, tiled walls and double glazed window.

MAIN ROOMS AND DIMENSIONS

Outside






Garden to the front with a driveway providing off street parking and access to the attached garage with remote control roller shutter access door. Useful side access to the rear and to the rear a wonderful generous garden with lawned areas and established planting. The rear garden also features a summerhouse which has the benefit of power and lighting.

Summerhouse




Council Tax Band
The Council Tax Band is Band D.

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

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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.





