



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

estate agents & chartered surveyors



QUEEN ALEXANDRA ROAD, SUNDERLAND

£725,000

We are delighted to bring to the market this stunning individual 4 bedroomed detached family home with an additional 1 bedroomed self contained annexe that commands a superb location within the Ashbrooke conservation area on Queen Alexandra Road. Ashbrooke is considered to be a highly desirable location offering an array of shops, schools and amenities as well as being within easy reach of Sunderland City Centre. This unique designed property offers contemporary décor throughout with a high degree of appointment to the home. Internally the property has been meticulously improved, extended and modernised by the current owners and offers a discerning purchaser many extras of note. The versatile and generous living accommodation to the main house briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Sitting Room, Kitchen / Dining Room, Utility. To the First Floor, 4 Bedrooms, en-Suite and a Family Bathroom. There is a separate entrance hall to the self-contained annexe that provides private access to a spacious teenage / granny flat that has a large double bedroom, shower room, wc and open plan kitchen / living room with direct access to the rear garden. Externally the property has a gated access with driveway leading to the house in addition to a superb lawned garden stocked with an abundance of plants, trees and shrubs whilst to the rear is a lovely garden boasting a patio area, decking and artificial grass lawn. Viewing of this impressive home is highly recommended to appreciate the space and home on offer

Detached House

4 Bedrooms

Living Room

Sitting Room

Bathroom, En Suite &
Shower Room

Self Contained Annex

Stunning Property

EPC Rating: C



QUEEN ALEXANDRA ROAD, SUNDERLAND

£725,000

Entrance Vestibule

Tiled floor, leading to the inner hall

Inner Hall

An impressive hallway having an oak parquet style floor, stairs leading to the first floor, radiator, recess spot lighting

Living Room

13'10" max x 18'9" to bay

The living room has a large double glazed bay to the front elevation, two radiators, modern inset gas fire, recess spot lighting

Sitting Room

13'10" x 18'4"

A versatile room currently used as a sitting room having a large double glazed window to the front elevation, two double glazed windows to the side elevation, two radiators, log burner, recess spot lighting

Kitchen / Dining Room

11'8" x 23'0"

The kitchen has a comprehensive range of floor and wall units, granite worktops, double oven, gas hob with extractor over, integrated fridge and freezer, plumbed for washer, two double glazed windows to the side elevation, under floor heating, two radiators, bi folding doors to the rear garden

Utility

5'1" x 12'3"

Two double glazed windows, a range of floor and wall units, stainless steel sink and drainer with mixer tap, wall mounted gas boiler

Side Entrance Hall

There is a very useful entrance hall to the side extension that provides private access to what could be a self contained annex / teenage / granny flat.

The hallway has a radiator, wood strip floor, alarm control panel, stairs leading to the first floor bedroom and shower room and stairs leading down to the living room / kitchen and garage.

Bedroom 5

12'4" x 14'6"

A light and Airey room having a vaulted style ceiling, velux style window, radiator, recess spot lighting, timber framed double glazed bay window to the front elevation.

Shower Room

White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, corner shower

WC

Low level WC

Living Room / Kitchen

19'8" x 20'3" max

An open plan kitchen/living room with bi folding doors to the garden, velux style window

The kitchen area has a range of floor and wall units, electric oven, electric hob, stainless steel sink and drainer with mixer tap, radiator

WC

Wall hung wash basin, wall hung low level WC, double glazed window, radiator, cloaks area

First Floor

Landing, double glazed window to the side and rear elevation, radiator, storage cupboard

Bathroom

Modern white suite comprising of a wall hung wash hand basin with mixer tap set on a vanity unit and wall hung low level WC, freestanding bath with mixer tap, two double glazed windows, wet room style shower with rainfall style shower head and additional attachment, chrome towel radiator, recess spot lighting, loft access

Bedroom 1

Front facing, double glazed window, radiator

En Suite

Wet room style shower room having a wall mounted wash hand basin and low level WC, walk in shower with rainfall style shower and an additional attachment, tiled walls and floor, recess spot lighting, extractor, double glazed window

Bedroom 2

15'9" x 18'4"

Front facing, two double glazed windows, radiator, recess spot lighting

Bedroom 3

8'8" x 11'10"

Rear facing, radiator, double glazed window

Bedroom 4

11'8" x 8'8"

Side facing, double glazed window, radiator

External

Externally the property has a gated access with driveway leading to the house in addition to a superb lawned garden stocked with an abundance of plants, trees and shrubs whilst to the rear is a lovely garden boasting a patio area, decking and artificial grass lawn.

Garage / Store

Reduced single garage only 2.76m deep

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

