



MICHAEL HODGSON

estate agents & chartered surveyors



QUEEN ALEXANDRA ROAD, SUNDERLAND £310,000

A superb 3 / 4 semi bed detached bungalow commanding a much sought after and highly desirable elevated position on Queen Alexandra Road in Ashbrooke that boasts easy access to well respected schools, shops, amenities as well as transport links to Sunderland City Centre. The generous and versatile living accommodation briefly comprises of: Entrance Porch, Sitting Room, Kitchen / Breakfast Room, Living Room or 4th Bedroom, Bedroom 2, Dining / Sitting Room, Ground Floor Bathroom and to the First Floor, Landing, 2 Bedrooms and an En Suite. Externally there is a front garden and steps up to the front door and to the rear is a lovely garden having a generous patio area and raised lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is unreservedly recommended.

Semi Detached Bungalow	3 / 4 Bedrooms
Sitting Room	Living Room or Bedroom
Kitchen / Breakfast Room	Bathroom & En Suite
No Chain Involved	EPC Rating: D



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Entrance Porch
Leading to the sitting room

Sitting Room
The sitting room has a wood strip floor, radiator, stairs to the first floor, double glazed French doors to the rear garden.

Living Room / 4th Bedroom
12'10" x 19'0" to bay
The living room or ground floor bedroom has a double glazed bay window to the front elevation, window seat, radiator, feature fire with gas fire.

Dining / Sitting Room
12'0" x 17'3" to bay
Rear facing versatile reception room having a bay window with double glazed window and double glazed door to the garden, ornate open feature fire, double radiator.

Kitchen / Breakfast Room
14'3" x 13'1"
The kitchen has a range of floor and wall units, granite worktops stainless steel sink with mixer tap, velux style window, radiator, electric oven, cupboard with wall mounted gas central heating boiler, double glazed door to the front elevation, double glazed french doors to the garden. There is a central island with granite worktop and electric hob and breakfast bar.

Bedroom 2
16'5" to bay x 13'1"
Front facing, double glazed bay window, double radiator.

Bathroom
New white suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, 2 double glazed windows, tiled walls and floor, recessed spot lighting, bath with mixer tap.

First Floor
Landing

Bedroom 1
18'0" max x 11'7"
Front facing, double glazed window, storage cupboard, 2 double radiators, opening to the ensuite.

En Suite
New modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, corner shower cubicle with rainfall style shower head and an additional shower attachment, recessed spot lighting, extractor, double glazed window.

Bedroom 3
16'0" max x 9'3" max
2 Velux style window, double radiator, storage under the eaves.

Externally
Externally there is a front garden and steps up to the front door and to the rear is a lovely garden having a generous patio area and raised lawn.

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

COUNCIL TAX
The Council Tax Band is Band C.

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

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