



MICHAEL HODGSON

estate agents & chartered surveyors

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QUEEN ALEXANDRA ROAD, SUNDERLAND £450,000

We are delighted to introduce to you and offer to the market an exciting opportunity to purchase a 1930's bay fronted 3 bed detached house situated on Queen Alexandra Road commanding a much sought after location offering convenient access to Sunderland City Centre, the A19 in addition to a number of well respected schools, shops and amenities. The property could benefit from some modernisation and enjoys generous yet versatile living accommodation benefitting from many original and period features and briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen / Dining Room, WC, Utility and to the First Floor, Landing, 3 Bedrooms and a Bathroom. There are also two rooms in the loft accessed by a Slingsby ladder. Externally there is a front garden and spacious block paved driveway leading to the house and garage whilst to the rear is a generous mature well stocked garden having an array of plants, trees and shrubs with patio area and lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this superb family residence is unreservedly recommended to fully appreciate the spacious home and potential on offer.

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|-----------------------|-------------------|
| Detached House | 3 Bedrooms |
| Living Room | Dining Room |
| Kitchen / Dining Room | No Chain Involved |
| Exciting Opportunity | EPC Rating: D |

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Entrance Porch
The entrance porch has a tiled floor, double glazed window and double glazed door, leading to:

Inner Hall
A spacious hallway having stained glass window to the side elevation, stairs to the first floor,

Living Room
14'0" x 17'8" to bay
The living Room has a double glazed bay window to the front elevation, radiator in bay.

Dining Room
14'1" x 17'9"
The dining room has a bay window to the rear elevation, door to the garden, radiator.

Kitchen / Dining Room
24'4" max x 13'0" max
The kitchen has a range of floor and wall units, sink and drainer with mixer tap, tiled floor, double electric oven, integrated microwave, 5 ring gas hob, integrated dishwasher, cupboard with wall mounted gas central heating boiler, two double glazed windows, two radiators, door to the garden.

WC
Low level WC, wash hand basin with mixer tap sat on a vanity unit, tiled walls and floor, chrome towel radiator, skylight.

Utility
6'2" x 5'1"
Skylight.

First Floor
Landing, stained glass window to the side elevation.

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer

tap sat on a vanity unit, double glazed window, tiled floor, chrome towel radiator, bath with mixer tap and a shower over.

Bedroom 1
12'0" max x 17'10" max
Front facing double glazed bay window, two radiators, range of fitted wardrobes with integral vanity basin.

Bedroom 2
17'10" to bay x 11'9"
Rear facing, timber framed bay window, radiator, full range of fitted wardrobe with integral vanity basin.

Bedroom 3
12'0" max x 11'4" max
Timber framed bay window with inset stained glass, radiator, range of fitted wardrobes.

Externally
Externally there is a front garden and spacious block paved driveway leading to the house and garage whilst to the rear is a generous mature well stocked garden having an array of plants, trees and shrubs with patio area and lawn.

Garage
Single Garage.

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

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

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