Queen Alexandra Road, Ashbrooke, Sunderland

£265,000

Situated on the highly sought-after Queen Alexandra Road, this spacious three-bedroom semi-detached home offers generous living accommodation and an exceptionally large rear garden, making it an ideal choice for families or buyers looking to create their perfect home. The ground floor comprises a welcoming entrance hallway, a bright and spacious lounge, a separate dining room with access to the rear garden, and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property boasts a substantial rear garden, offering superb outdoor space. Located in a desirable residential area, the property enjoys easy access to local amenities, well-regarded schools, transport links, and Sunderland city centre. Offering spacious accommodation in a highly regarded location, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Hall

Stairs to first floor with storage under and radiator.

Lounge 12'11" x 11'11"

Double glazed bay window to front, gas fire and double radiator.

Dining Room 12'10" x 11'10"

Double glazed windows and UPVC double glazed door to rear garden, radiator and gas heater.

Kitchen 12'11" x 9'1"

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Space for an oven, fridge freezer, washing machine and tumble dryer. Two double glazed windows and UPVC door to rear. Radiator and wall mounted boiler.

First Floor Landing

Double glazed window to side.

Bedroom 1 13'5" x 11'11"

Double glazed bay window to front with far reaching open views , radiator and built in furniture.

Bedroom 2 12'10" x 11'10"

Double glazed window to rear and radiator.

Bedroom 3 8'1" x 7'6"

Double glazed bay window to front with far reaching open views and radiator.

Bathroom

Washbasin and bath with shower over, double glazed window to rear, storage cupboard, radiator and access point to loft.

MAIN ROOMS AND DIMENSIONS

Separate WC

Low level WC and double glazed window to side.

Outside

Garden to the front with driveway providing off street parking leading to an attached garage whilst to the rear, attractive landscaped garden to the rear mainly laid to lawn with mature and established planting and paved patio seating area.

Garage 15'1" x 11'6"
Access via up and over shutter door. Access door from the front of the garage into the rear gardens.

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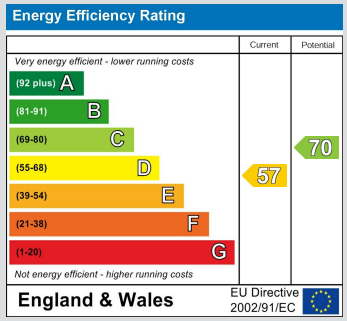
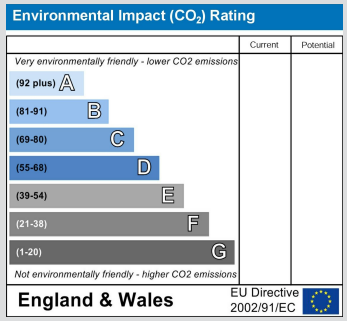
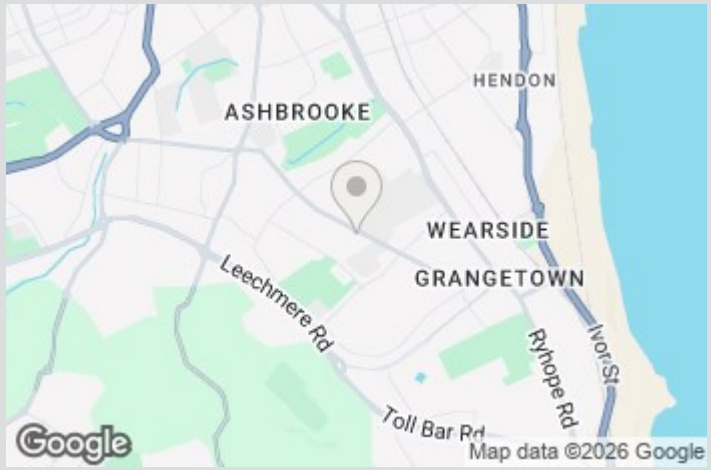
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

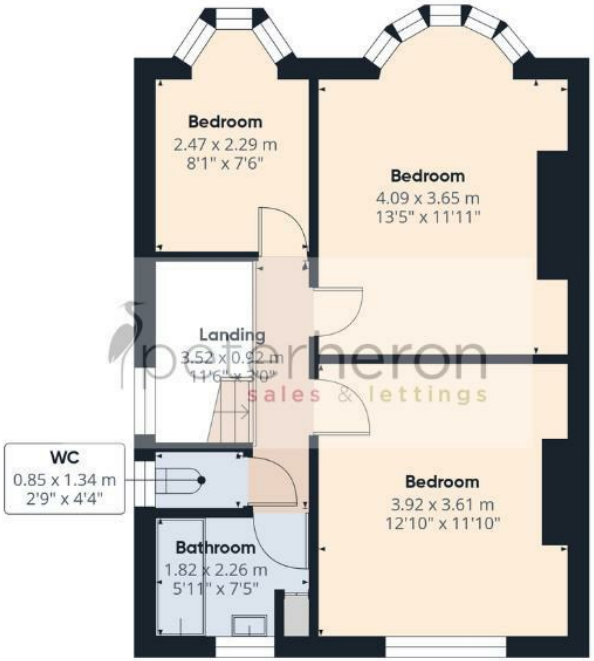
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Ground Floor



First Floor

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Approximate total area(1)

111.8 m²

1204 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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