









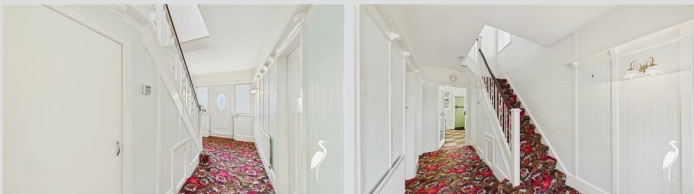
Situated on the highly sought-after Queen Alexandra Road, this spacious three-bedroom semi-detached home offers generous living accommodation and an exceptionally large rear garden, making it an ideal choice for families or buyers looking to create their perfect home. The ground floor comprises a welcoming 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.

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# 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.

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- 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. 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.

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. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## 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](http://peterheron.co.uk)

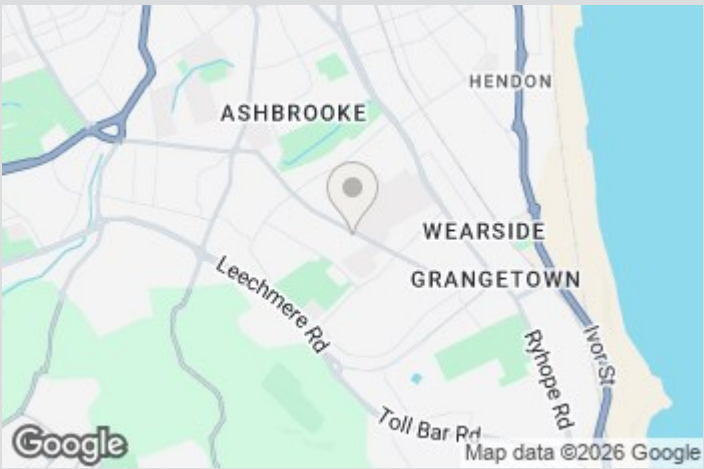
## Opening Times

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.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

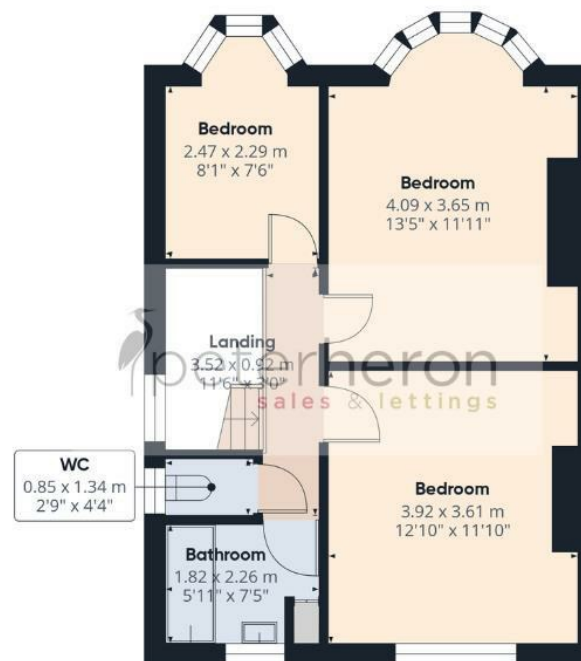


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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

111.8 m<sup>2</sup>  
1204 ft<sup>2</sup>

(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.

GIRAFFE 360

