

Queen Alexandra Road, Ashbrooke, Sunderland £265,000











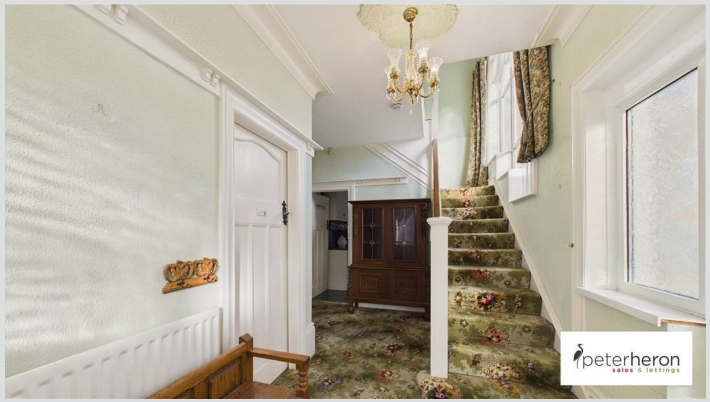
A charming three semi-detached home, occupying a delightful corner plot on the highly regarded Queen Alexandra Road. Internally the accommodation is accessed via an entrance porch, connecting through to an impressive reception hall with staircase to the first floor. There are two well-proportioned reception rooms, a conservatory and a fitted kitchen whilst to the first floor there are three bedrooms and a family bathroom/wc. There is also an excellent loft space. Externally there are attractive wrap around gardens to the front, side and rear, along with an outhouse, driveway and a garage. This location is ideal for access to local amenities, shops and well regarded schools as well as providing excellent road connections to surrounding areas. With no upper chain involved, we highly recommend viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door.

Entrance Porch
Tiled floor and single glazed door to the reception hall.

Reception Hall



Door to the conservatory and lounge, stairs to the first floor with storage under and two radiators. Doors to the dining room and kitchen.

Lounge



Double glazed bay window to the front, radiator and feature fireplace.

Dining Room



Single glazed window to the rear and radiator.

Kitchen



Fitted with walk and base units with work surface over incorporating 1/2 bowl sink and drainer unit with mixer tap. Space for oven and hob, fridge freezer and washing machine. Integrated dishwasher. Double glazed window to the side. Tiled floor and part tiled walls. Door to the rear garden.

Conservatory



Tiled floor, double glazed window to the front side and rear, double glazed French doors to the side.

First Floor Landing



Bedroom 1



Double glazed bay window to the front, fitted wardrobes, feature fire and radiator.

Bedroom 2



Double glazed window to the rear, radiator and feature fireplace.

MAIN ROOMS AND DIMENSIONS

Bedroom 3




Double glazed windows, radiator and fitted wardrobes.

Bathroom




Tiled walls and floor, corner bath with hand held shower, shower cubicle with shower over, low level wc, pedestal washbasin, radiator and two double glazed windows.

Loft Space




Access to loft space via retractable ladder.

Outside



Well sized rear garden with lawned, decked and paved areas. The front garden benefitting from a gated, block paved driveway providing off street parking.

Outhouse



Accessed via French doors. This room could be utilised for a variety of purposes.

Garage

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.

Rent Charge
We have been advised by our clients there is a rent charge of £3.15 per annum. Any prospective purchaser should clarify this with their Solicitor.

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MAIN ROOMS AND DIMENSIONS

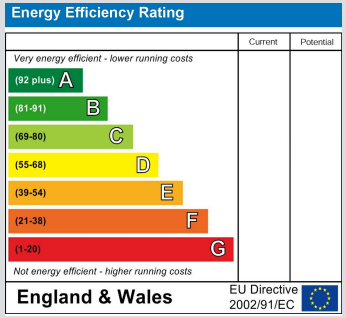
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

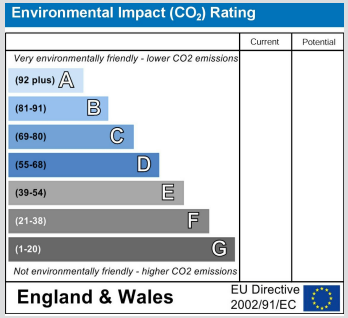
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

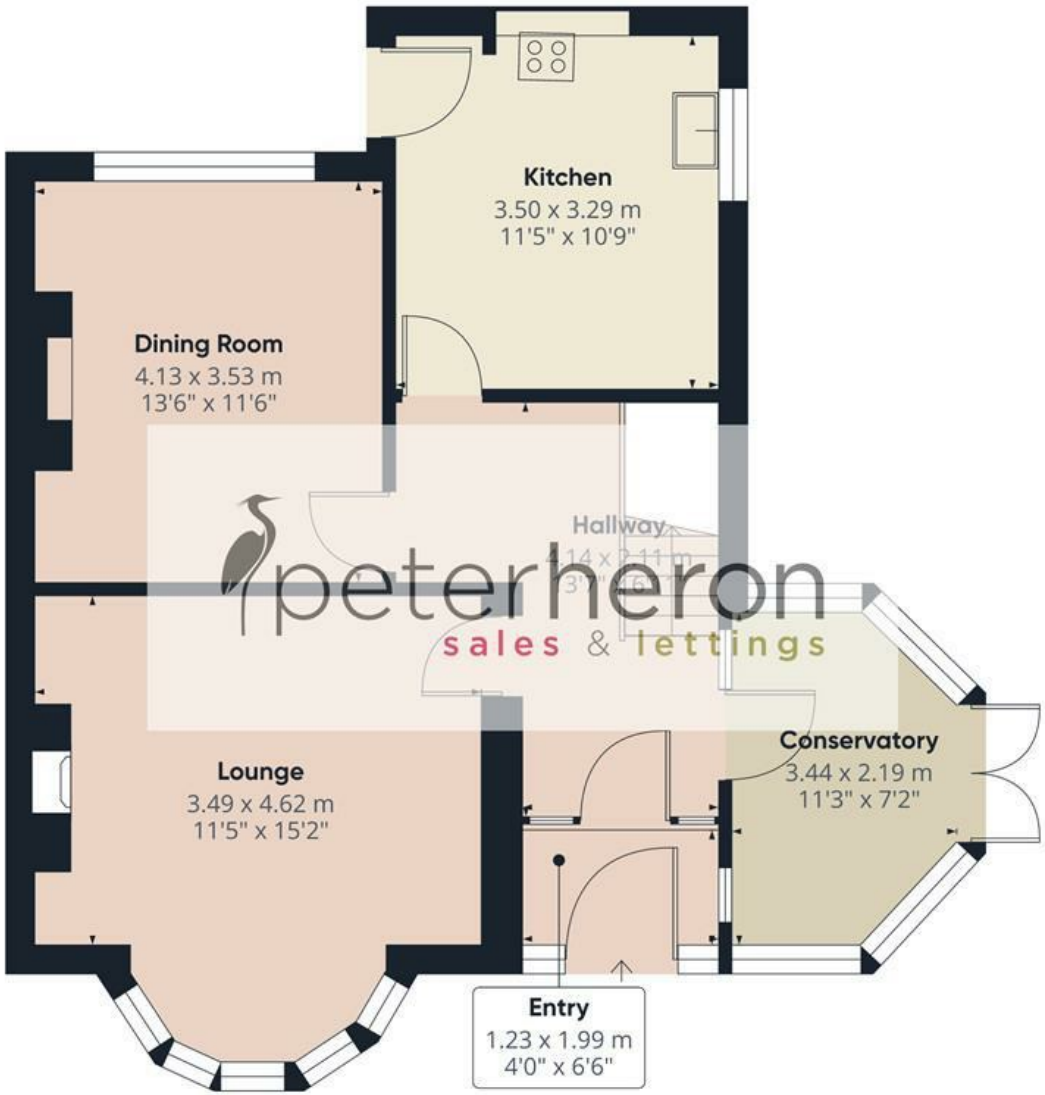
Ombudsman
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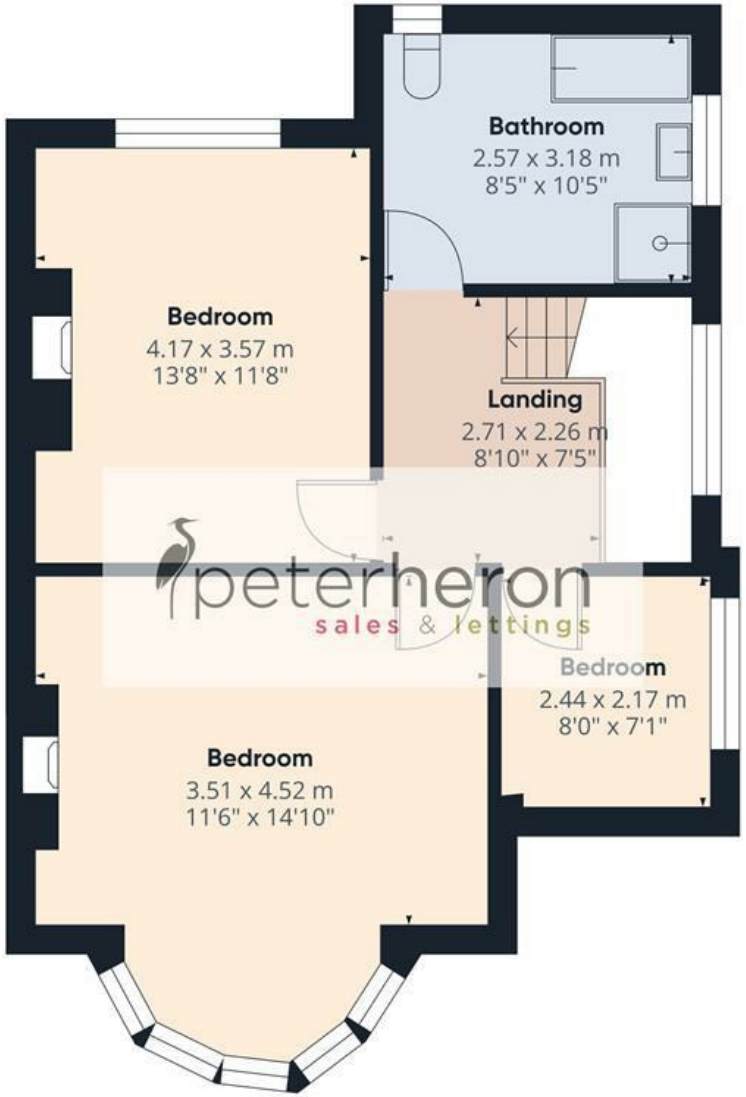




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Ground Floor



First Floor

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Approximate total area(1)

116.2 m²

1250 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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