

Queen Alexandra Road
Ashbrooke Range
Sunderland
SR2 9HR



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Queen Alexandra Road

Offers In The Region Of £550,000

INTRODUCTION

BEAUTIFUL ARTS & CRAFTS STYLE DETACHED HOME - DESIRABLE PROMINENT POSITION - TOTAL PLOT APPROX 1/3rd ACRE - 3 DOUBLE BEDROOMS + 2 FURTHER ADJOINING BEDROOMS - LOUNGE, DINING & EXTENDED GARDEN ROOM - DETACHED GARAGE WITH REMOTE DOOR
- NO CHAIN - SOME GENERAL UPDATING REQUIRED ...

ENTRANCE HALL

Entrance via hardwood door, carpet flooring, double radiator, stairs to first floor landing, 2 metal framed single-glazed windows, front and side facing. Alarm key pad, door leading off to WC, door leading off to dining room, door leading off to kitchen, door leading off to lounge.

W C

5.5 x 3.0

Some restricted height due to its situation under the stairs. Toilet with low level cistern, hand basin with chrome taps. Metal framed single-glazed window facing onto the utility. Gas meter and coat hanging hooks.

DINING ROOM

18'4 x 13'4

Carpet flooring, double radiator, metal framed single-glazed bay window with views over side garden and terrace, front facing metal framed single-glazed window. This was previously used as a formal dining room.

LOUNGE

17'7 x 14'6

A lovely size lounge situated to the rear of the property with gorgeous views over the rear garden and grounds. Stone-effect fireplace with built-in fire, double radiator, large window approx. 9ft in width with metal framed single-glazed and lovely views. To one end of the lounge there is wooden framed single-glazed door and matching window which leads into a garden room.

GARDEN ROOM

20'4 x 14'0

Single storey extension with flat roof. Wooden framed single-glazed large windows with lovely views over the garden from various aspects, single-glazed aluminium patio doors which leads from the garden room directly into the rear garden.

KITCHEN

17'5 x 15'9

Measurements taken at widest points; the room is slightly L-shaped. LVT flooring, gas coal-effect log burner stove situated in a chimney breast, metal and wooden framed single-glazed windows with lovely views over the rear garden. Large jewel Belfast sink inset to a granite work surface with Monobloc tap. Fitted kitchen with a range of wall and floor units in a medium wood-effect finish with granite work surfaces. Integrated dishwasher, integrated 5 ring gas hob and matching extractor hood, Integrated microwave and double oven and integrated tall fridge/freezer. Electric plinth heater provides some additional heating to the space, built-in bench seat which is designed to match the kitchen units. Recessed lights to ceiling, large walk-in larder cupboard providing additional storage. To the rear of the kitchen is a partially-glazed door leading into utility space.

UTILITY SPACE

18'10 x 4'8

Forming part of a corridor/pathway which leads to the home office, additional sink in stainless steel finish with hot and cold taps built into a storage cupboard with laminate work surface and washing machine. Worcester Bosch Combi boiler, front facing wooden framed single-glazed window and single-glazed door leading out to driveway and garage, door leading off to additional WC, door leading off to a ground floor office.

W C

4'2 x 3'0

Tiled flooring, white toilet with low level cistern. We are advised the toilet is currently not in use and is not expected to be useable prior to sale.

GROUND FLOOR OFFICE

16'5 x 10'0

Measurements are approx. Carpet flooring, electric sockets and electric lighting, wooden framed window with views towards the rear garden. It is believed this was formally used as an office and there is an additional front facing single-glazed window with views towards the driveway.

FIRST FLOOR LANDING

Built-in cupboards providing additional storage, loft access with pull down ladders, large double radiator, front facing metal framed single-glazed window. 5 doors leading off, 3 to bedrooms, 1 to bathroom, 1 to WC. Please note that there are 2 bedrooms that join 2 of the 3 bedrooms mentioned on the landing with direct access from the landing.

W C

4'7 x 3'9

Tiled flooring, toilet with low level cistern, tiling to the walls, front facing metal framed single-glazed window.

BATHROOM

8'9 x 7'9

Tiled flooring, radiator, rear facing wooden framed single-glazed window with privacy glass. Step in shower with shower curtain, extractor fan and shower fed from the main hot water system, sink built into vanity unit with storage, bath with panel, chrome taps, with showerhead attachment. The walls throughout the bathroom are finished in a ceramic tile. Radiator, ceiling lights and electric wall heater providing heat.

BEDROOM 1

150 x 14'0

Measurements do not include depth of fitted wardrobes on 1 wall. Carpet flooring, double radiator, metal framed single-glazed window with views over the rear garden. Fitted wardrobes to 1 wall positioned either side of the bed and to another wall providing a good degree storage and hanging space. Large double bedroom.

BEDROOM 2

13'4 x 7'1

Carpet flooring, radiator, front facing wooden framed single-glazed window. Bedroom 2 is partitioned from bedroom 3 with a wooden partition and an access door.

BEDROOM 3

120 x 9'2

Carpet flooring, radiator, front facing wooden framed single-glazed window, built-in cupboard some hanging and storage space. Bedroom 3 has a partition wall between it and bedroom 2 with separate access, which means it needs to be accessed via bedroom 2. This is also a double bedroom.

BEDROOM 4

11'6 x 8'5

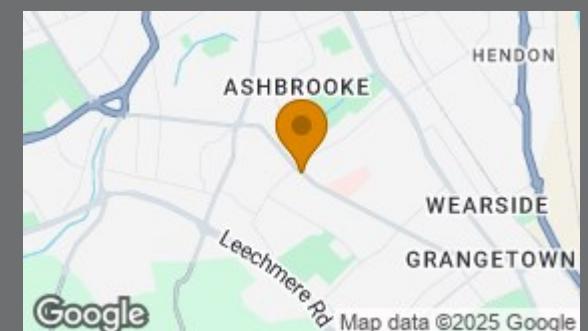
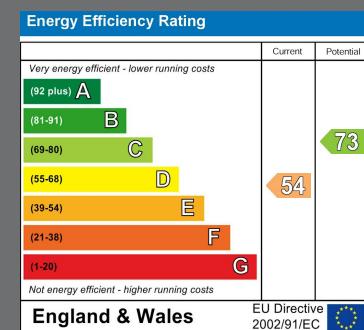
Carpet flooring, radiator, rear facing metal framed single-glazed window with views over the garden. Door leading off to bedroom 5. This is also a double bedroom.



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Local Authority
Sunderland

Council Tax Band
G



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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