Corning Road, Alexandra Park, Sunderland

£185,000

A superb three bedroom semi detached home, ideally located within the popular Alexandra Park development. The stylish interior boasts entrance lobby, cloakroom/wc, lounge, dining room and fabulous breakfasting kitchen to the ground floor. On the first floor there are three bedrooms, the master featuring an en-suite shower room/wc and a separate bathroom/wc. Externally there is a drive to front and an attractive garden to the rear with lawned area and decked seating area. Benefits of the house include gas central heating and double glazing. This convenient location is close to local amenities and is within easy access of Sunderland City Centre as well as providing excellent links to major road connections. Viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door into

Entrance Lobby

Radiator and inner wooden glass panelled door to dining room.

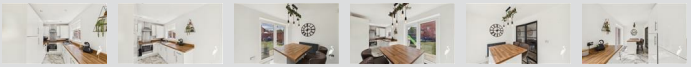
Lounge 7'8" x 14'7"

Double glazed window to front elevation, 2x radiators and a feature media wall with built in fire. Open plan into dining room.

Dining Room 10'4" x 16'0"

Double glazed window to rear and a radiator. Open archway into central lobby and glass panelled wooden double doors opening into breakfasting kitchen.

Breakfasting Kitchen 18'8" x 7'8"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and extractor hood, fridge freezer and washing machine. There is a 2 seater breakfasting island with matching countertops and base units under. Double glazed window and UPVC French patio doors to rear.

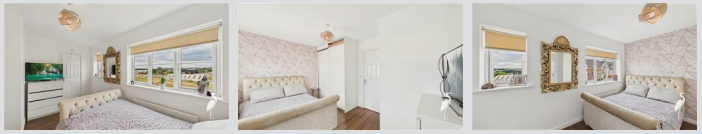
Inner Lobby
Radiator, stairs to first floor and door to Cloakroom/WC.

Cloakroom/WC

Low level WC and hand wash basin.

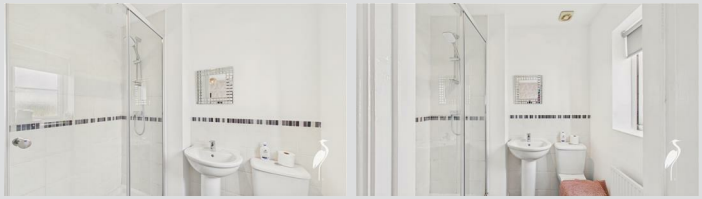
First Floor Landing
Landing with storage cupboard and access point to loft.

Bedroom 1 13'10" x 9'7"



Two double glazed windows to front and a radiator. Built in sliding door wardrobes and door to en suite.

En Suite Shower Room



Shower cubicle, low level wc and hand wash basin. Radiator and double glazed window.

Bedroom 2 8'7" x 11'1"

Double glazed window to rear and radiator.

Bedroom 3 9'9" x 7'10"

Double glazed window to rear and a radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom

Bath, low level wc and hand wash basin. Radiator and double glazed window.

Outside

Good sized rear garden with lawned and paved areas benefitting from a shed and a decked seating area. Wooden side gate to access front.

Council Tax Band
The Council Tax Band is Band B.

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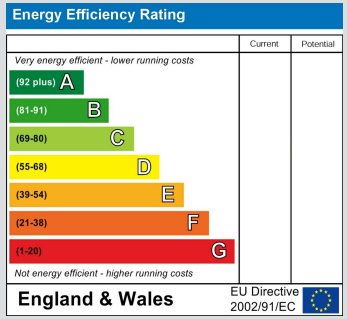
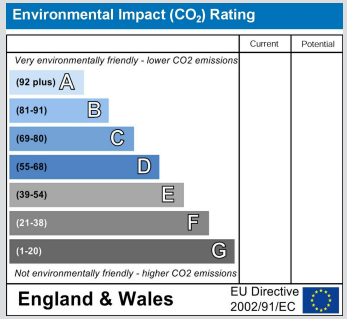
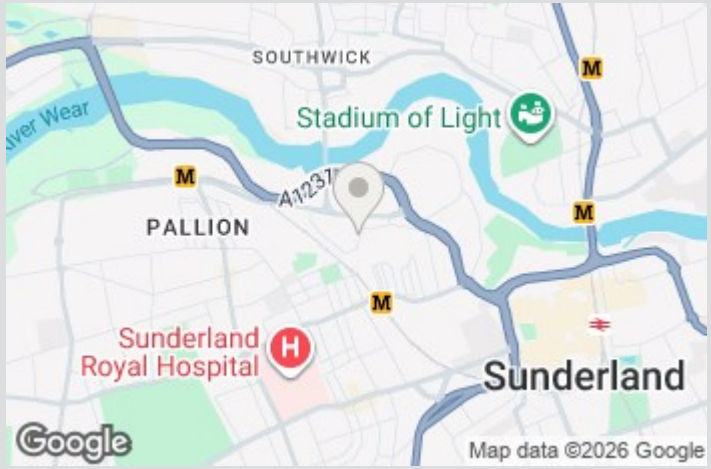
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

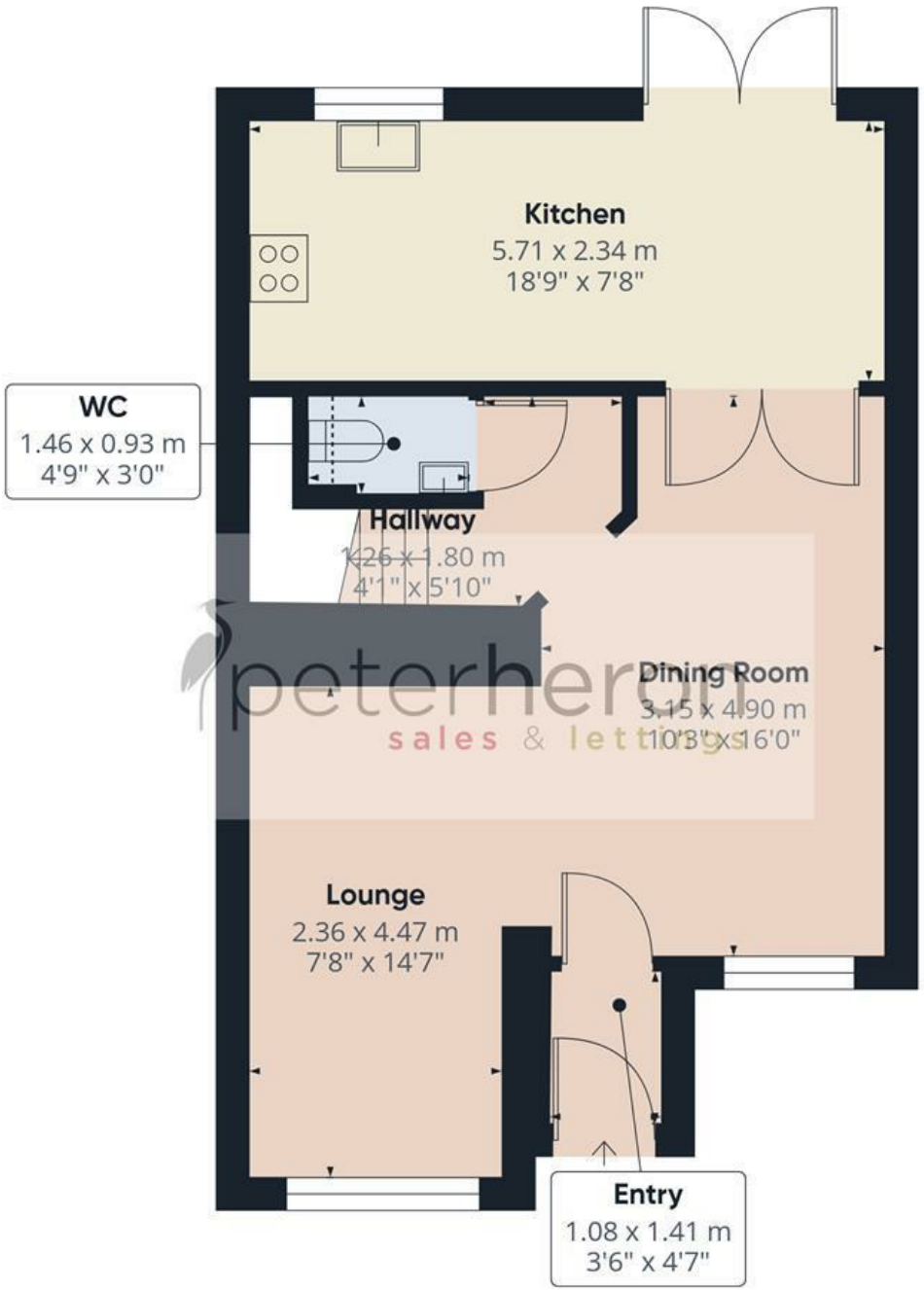
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

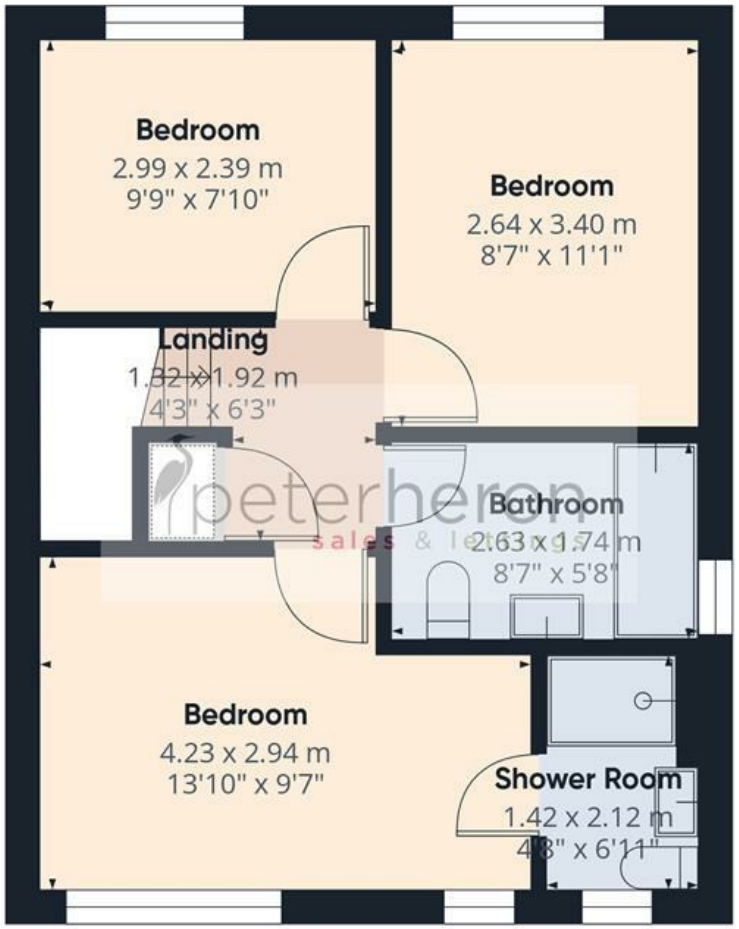








Ground Floor



First Floor

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Approximate total area(1)

84 m²
904 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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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