









A well-presented three storey, end link town house, providing three spacious bedrooms and two parking spaces, ideally located within the popular Alexandra Park development. The attractive internal accommodation on the ground floor includes an entrance lobby, superb lounge and an inner hall with staircase to the first floor, cloakroom/WC and access through to a modern breakfasting kitchen with patio doors to the rear garden. On the first floor there are two well-proportioned bedrooms and a family bathroom whilst to the top floor there is a further generous double bedroom. Externally there are two parking spaces to front and a garden to the rear with shale area and patio. 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 entrance door to

Entrance Lobby

Radiator.

Lounge 14'8" x 11'10"



Double glazed window to front, radiator, attractive wood flooring, built in cupboard.

Inner Lobby

Wood flooring and staircase to first floor.

Cloakroom/WC



Low level WC and pedestal washbasin, tiled floor and part tiled walls.

Breakfasting Kitchen 11'9" x 7'8" extending to 9'0"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob. Space for fridge freezer and washing machine. Double glazed bow window to rear, double glazed patio doors to rear garden and radiator.

First Floor Landing

Staircase to top floor.

Bedroom 2 11'10" x 8'9" plus recess area 5'6" x 3'2"



Two double glazed windows to front and radiator.

Bedroom 3 11'10" x 7'7"



Double glazed window to rear and radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, part tiled walls, tiled flooring, radiator and double glazed window.

Top Floor

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Ground Floor
Approximate Floor Area
(30.70 sq.m)



First Floor
Approximate Floor Area
(29.50 sq.m)



Second Floor
Approximate Floor Area
(24.20 sq.m)

44 Corning Road