









An impressive semi-detached home, occupying a superb position on Queen Alexandra Road with open views to the front over playing fields. Internally the accommodation is beautifully appointed throughout and on the ground floor, includes a spacious hall with Amtico flooring, a cloakroom/wc and staircase to the first floor. There is an attractive lounge to the front with a bay window and feature fireplace, separate dining room to the rear with French doors to the patio and there is an extended 18ft kitchen, fitted with a range of quality units, granite worktops and a selection of integrated appliances. On the first floor there are three bedrooms, all with fitted wardrobes and a stunning contemporary family bathroom/wc. Externally there is a driveway to the front, a garage with an electric roller shutter access door and a delightful, mature garden to the rear. This location is ideal for access to local amenities, shops and well regarded schools as well as providing excellent road connections to surrounding areas. Viewing essential to appreciate the accommodation and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed door with double glazed windows to side into

Reception Hall



Staircase to first floor with understairs storage cupboard, attractive Amtico flooring and a radiator.

Cloakroom/WC



Low level WC with concealed cistern and mini washbasin set into vanity unit, radiator, tiled floor and single glazed window.

Lounge 15'3" into bay x 11'10" into alcove



Double glazed bay window to front, radiator and an attractive fireplace with living flame effect gas fire and Amtico flooring.

Dining Room 12'10" x 11'10" into alcove



Double glazed French door leading out into rear patio, radiator and stripped and varnished floorboards.

Kitchen 18'4" x 8'11" narrowing to 6'11"



Fitted with an excellent range of high quality wall and base units with work surfaces over incorporating an inset sink unit, integrated appliances include a Bosch double oven, Bosch induction hob with extractor chimney over and a dishwasher. radiator, double glazed window to rear and a double glazed French door to the rear garden.

First Floor Landing



Double glazed window to side and a loft access hatch with a pull down ladder to floored out loft space.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 1 15'2" into bay x 9'8" not inc. fitted wardrobes



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

Bedroom 2 12'10" x 10'0" not inc. fitted wardrobes



Double glazed window to rear, radiator and fitted sliding door wardrobes.

Bedroom 3 10'5" into bay x 7'4" max inc. fitted wardrobes

Double glazed bay window to front, radiator and fitted sliding door wardrobes.

Family Bathroom



Stunning luxury suite comprising of a low level WC, twin washbasin set onto vanity unit and a bath with mains shower over, attractive tiled walls and floor, double glazed windows to side and rear, chrome ladder style radiator and electric underfloor heating.

Outside



Driveway to the front and attached GARAGE with an electric roller shutter access door, whilst to the rear there is a beautiful mature garden laid mainly to lawn with established borders and a patio area.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

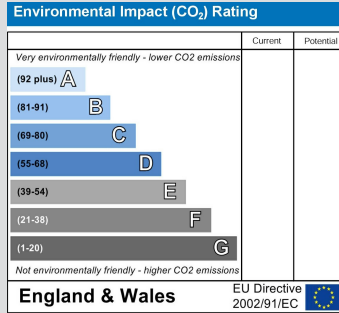
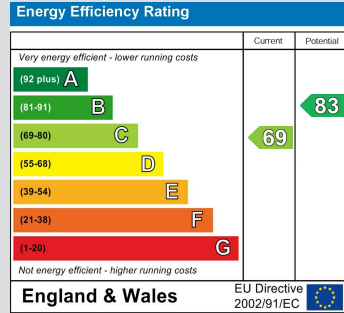
Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

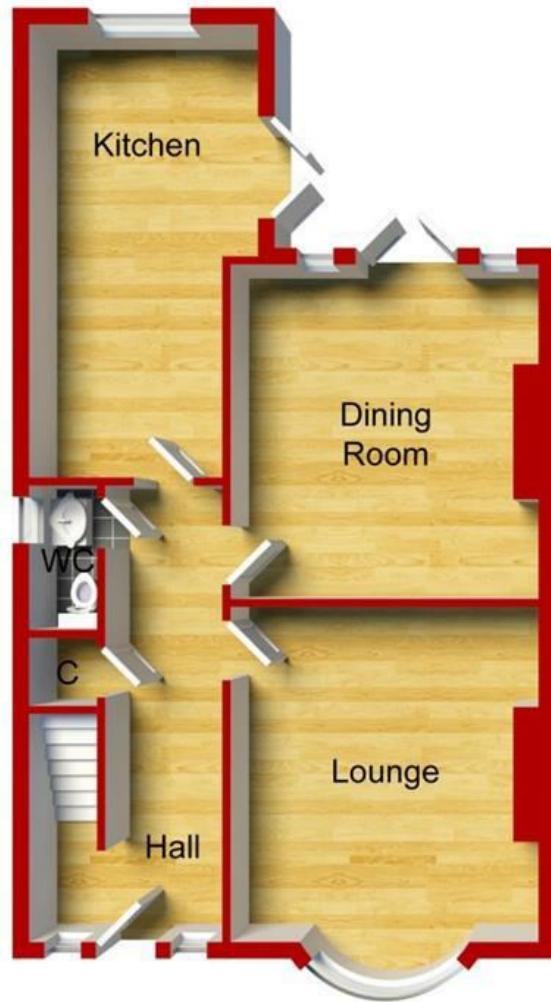
Ombudsman

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

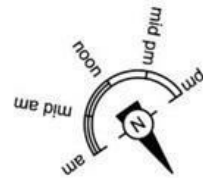


Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(55.91 sq.m)



First Floor
Approximate Floor Area
(50.79 sq.m)

73 Queen Alexandra Road