



£150,000

Queen Alexandra Road, SR2 9NX

Situated on the highly sought-after Queen Alexandra Road, we are delighted to offer for sale this attractive three semi-detached home. Internally the accommodation on the ground floor includes a hall with staircase to the first, lounge, separate dining room and a fitted kitchen whilst to the first floor there are three bedrooms and a family bathroom. Externally there are pleasant gardens to the front, side and rear, this superb plot also provides great potential for further extension, subject to all of the usual and necessary permissions. This location is ideal for access to local amenities, shops and schools as well as offering excellent road connections to surrounding areas.

Queen Alexandra Road, Sunderland, SR2 9NX

Accommodation Comprises

Entrance Hallway

Living Room

14'9" x 13'1" (4.5 x 4.0)



Bedroom Two

12'5" x 8'2" (3.8 x 2.5)



Bedroom Three

11'5" x 7'2" (3.5 x 2.2)



Kitchen/Dining Room

18'8" x 8'10" (5.7 x 2.7)



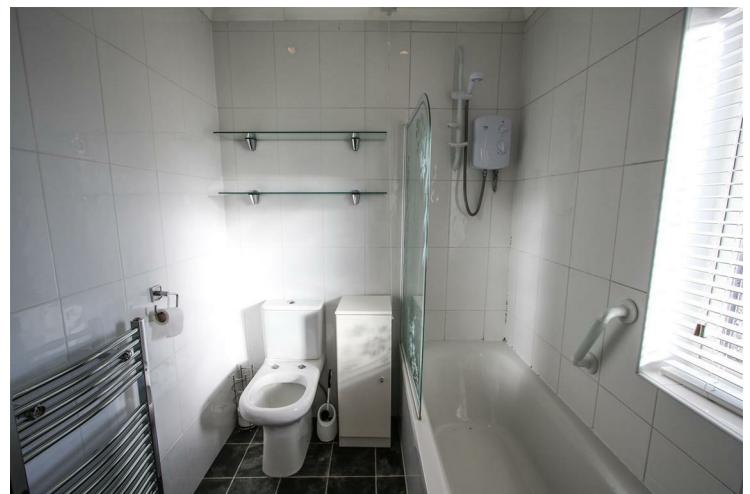
First Floor Landing

Bedroom One

13'9" x 8'10" (4.2 x 2.7)



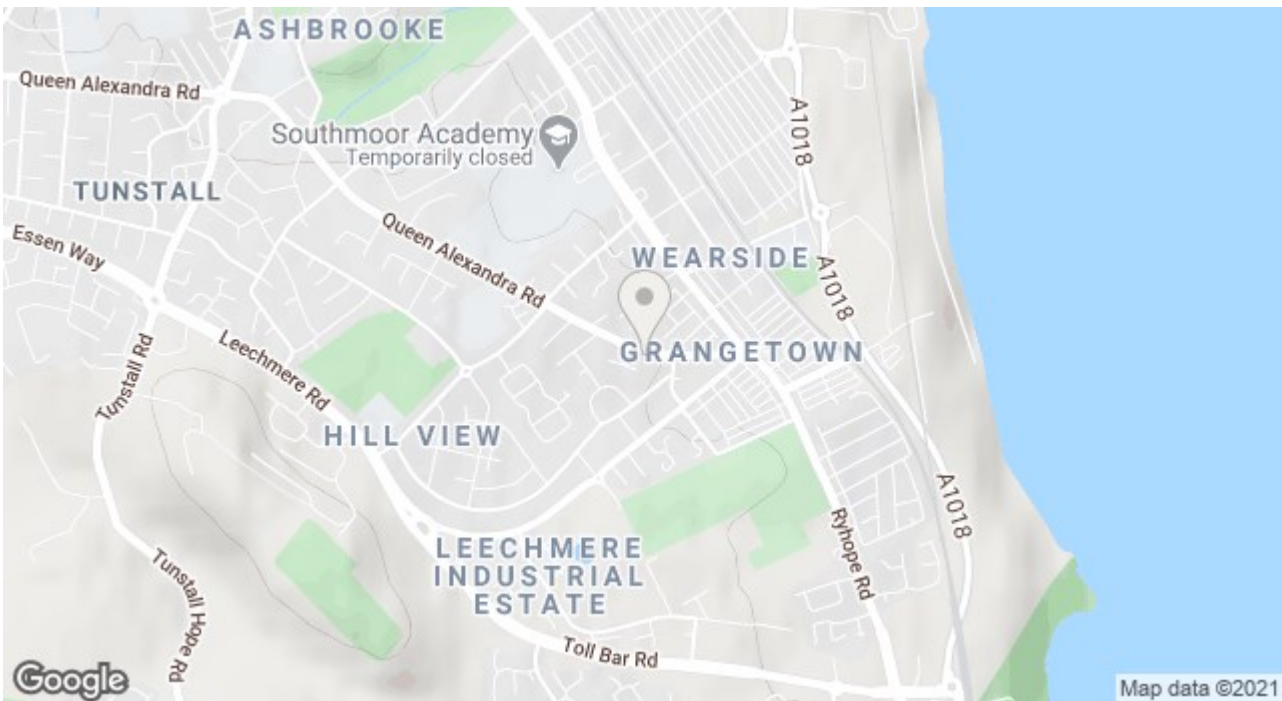
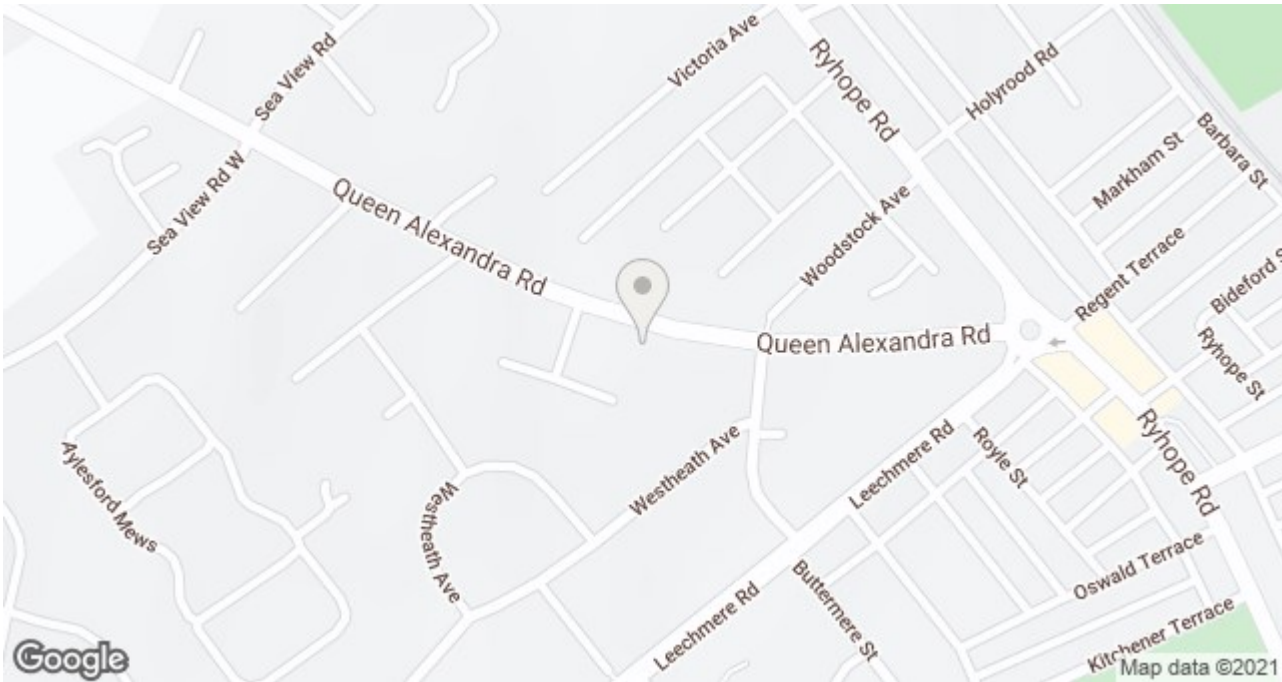
Family Bathroom



External



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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. 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. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	