



26 Newlands Avenue, Off Queen Alexandra Road, Sunderland, Tyne & Wear, SR3 1XW

£250,000

THOMAS WATSON

Estate Agents

A well modernised and improve dutch style semi detached bungalow situated in this popular location off Queen Alexandra Road with good access to all local amenities. The property has been improved to a high standard throughout by the present vendors and is in good decorative order throughout. The property benefits from UPVC double glazing, gas central heating and briefly comprising hallway, living room opening through to dining room with double glazed french doors leading to rear garden, large extended fully fitted kitchen with oven and hob, utility room with combi boiler, double bedroom, refitted shower room/WC, 3 additional first floor bedrooms and sep WC. Attached garage and gardens to front and rear. A superb family home.



**ACCOMMODATION COMPRISES
GROUND FLOOR**

HALLWAY

Central heating radiator. Wood floor.
Staircase off.



**LIVING ROOM (front) 4.55 x 3.64
(14'11" x 11'11")**

Central heating radiator. Wood floor.
Opening through to dining room.



**DINING ROOM (rear) 4.15 x 3.66
(13'7" x 12'0")**

Central heating radiator. Wood floor.
UPVC Double glazed French door
leading to rear garden.



KITCHEN 6.50 x 2.40 (21'4" x 7'10")

Range of fully fitted wall, floor units and
work surfaces. Stainless steel sink unit
and single drainer. Electric double oven
and ceramic hob with cooker hood.
UPVC door.



KITCHEN



UTILITY 2.75 x 1.43 (9'0" x 4'8")

Range of fitted units and work surfaces. Stainless steel sink unit and single drainer. Large storage cupboard. Combi boiler



BEDROOM 2 (front) 4.12 x 3.96 (13'6" x 13'0")

Central heating radiator.



SHOWER ROOM/WC 1.96 x 1.80 (6'5" x 5'11")

Suite comprising double shower cubicle with plumbed in shower. Wash hand basin in vanity unit and low level WC. Fully tiles walls. Chrome heated towel rail.



FIRST FLOOR

BEDROOM 1 (front/rear) 3.27 x 5.76 (10'9" x 18'11")

2 central heating radiators. Range of fitted wardrobes.



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SEPARATE WC

Wash hand basin and low level WC.



BEDROOM 3 (side) 1.99 x 2.57 (6'6" x 8'5")

Central heating radiator. Wood floor.
Storage in eaves.



BEDROOM 4 (side) 1.99 x 2.56 (6'6" x 8'5")

Central heating radiator. Wood floor.
Storage in eaves.



EXTERNAL

Attached garage (5.10 x 2.39) with automatic garage door. Gardens to front and rear with lawns, decking and fencing.



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