



Price Guide £389,950

Queen Alexandra Road, SR3 1XH

A rare opportunity to acquire a spacious well proportioned semi detached home which offers 4 double bedrooms, 2 large reception rooms, a wonderful and extended family kitchen living room together with a most impressive reception hall.

Situated within a prime location having direct frontage onto Queen Alexandra Road whilst occupying a very large private and mature garden site which offers an open aspect to the rear.

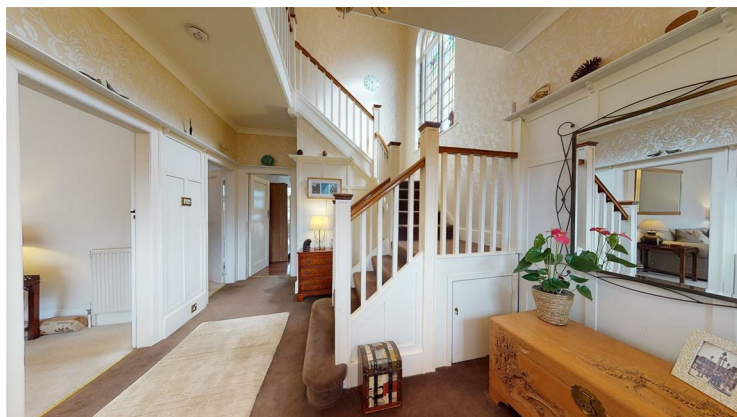
The property offers scope for further development within the roof void should extra space be required.

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Accommodation comprises

Entrance Hall

13'5" x 11'1" (4.1 x 3.4)



Sitting Room

19'0" x 15'8" (5.8 x 4.8)



With bay window feature fireplace

Dining Room

18'4" x 15'1" (5.6 x 4.6)



With bay window and open aspect to gardens.

Kitchen Family Room

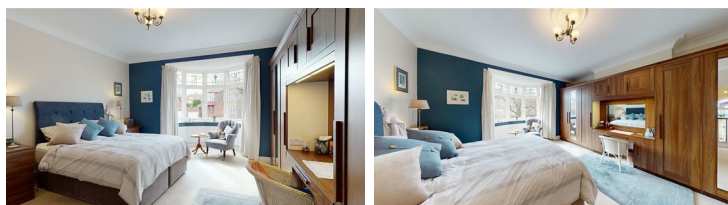
21'11" x 11'5" (6.7 x 3.5)

With a range of base and eye level kitchen units offering coordinated worktops, family space and French doors to mature and extensive gardens.

Staircase To First Floor

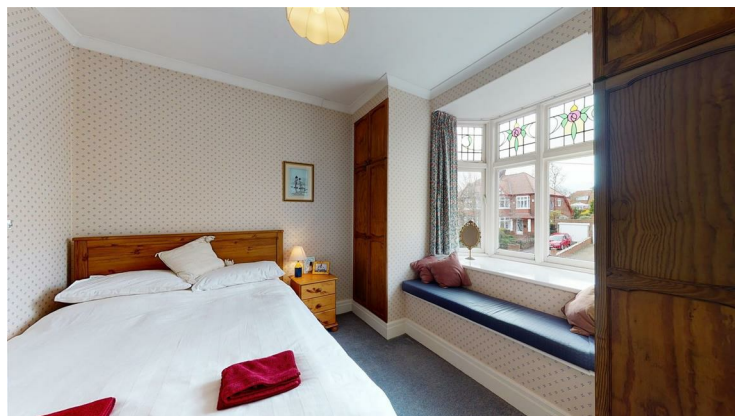
Bedroom 1

15'5" x 14'5" (4.7 x 4.4)



Bedroom 2

15'1" x 13'9" (4.6 x 4.2)



Bedroom 3

11'1" x 10'9" (3.4 x 3.3)



Bedroom 4

10'9" x 10'2" (3.3 x 3.1)



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House Bathroom



With shower and wc.

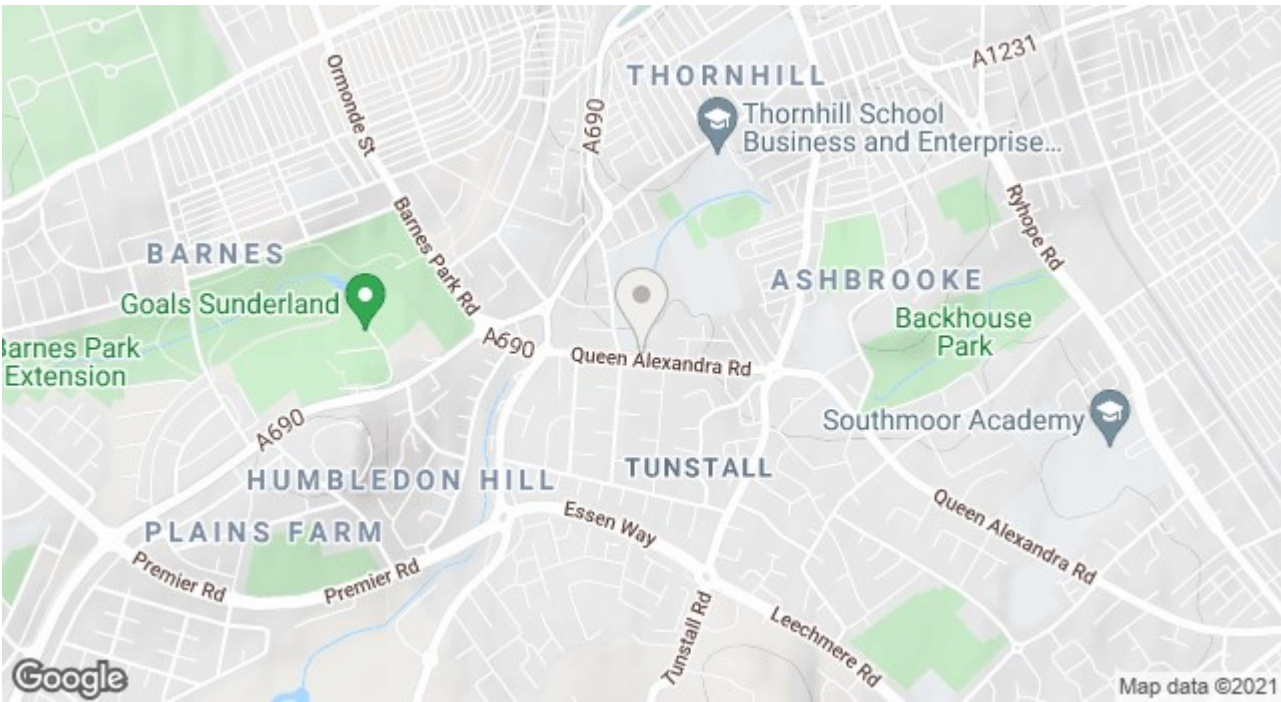
External



The property occupies an extensive mature site with off street car parking, detached brick built garage, extensive rear lawned gardens, offering a lovely private aspect and open views over adjoining playing fields.



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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	