



**£180,000**

## **Queen Alexandra Road, Ashbrooke, SR3 1XN**

This visually attractive 3 bedroom semi detached family home which occupies a prominent position on Queen Alexandra Road, Ashbrooke. Located within close proximity of an excellent range of local everyday amenities, primary & secondary schools, and parks. Whilst also allowing for easy access to the City Centre and the regional road networks of A690/A19.

Internally the contemporary open plan living accommodation briefly comprises; reception hall, lounge, open plan kitchen/dining room with french doors to gardens. At first floor there are 3 good sized bedrooms and house bathroom.

Externally there are private south facing rear gardens which comprise of lawns, borders, patio/seating areas. To the front there is a paved front garden providing off street car parking.

Additionally benefits include full double glazing and gas central heating.

We would highly recommend an early inspection to avoid any disappointment.



# Queen Alexandra Road, Sunderland, SR3 1XN

Entrance Hall



Lounge  
11'1" x 12'8" (3.39m x 3.85m)



First Floor

Kitchen/Dining Room  
18'11" x 12'5" (5.77m x 3.81)



Landing



# Queen Alexandra Road, Sunderland, SR3 1XN

## Bedroom - Front

12'7" x 10'6" (3.83m x 3.21m)



## Bedroom - Front

7'9" x 7'0" (2.37m x 2.14m)



## Bedroom - Rear

11'1" x 11'8" (3.37m x 3.55m)



## Bathroom

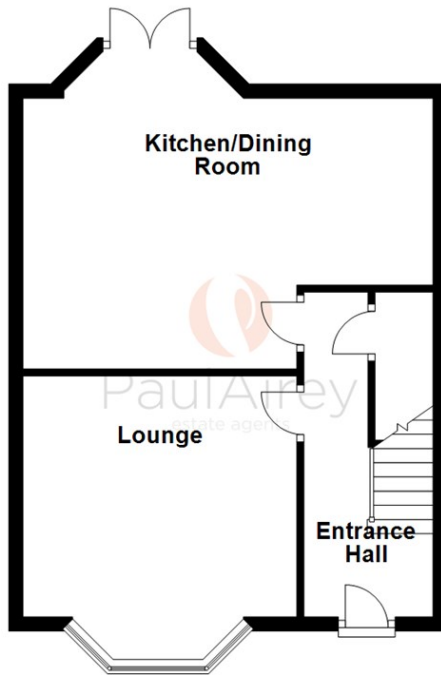


## Externally



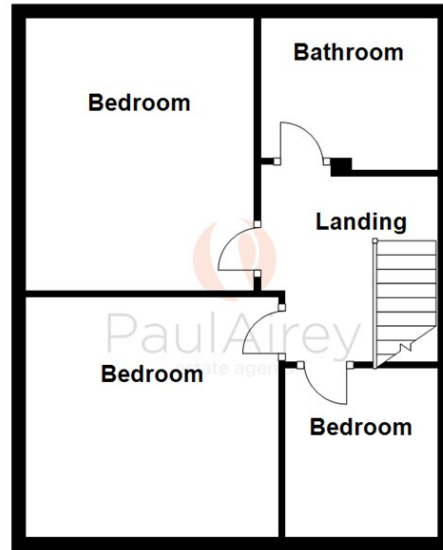
### Ground Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



### First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)

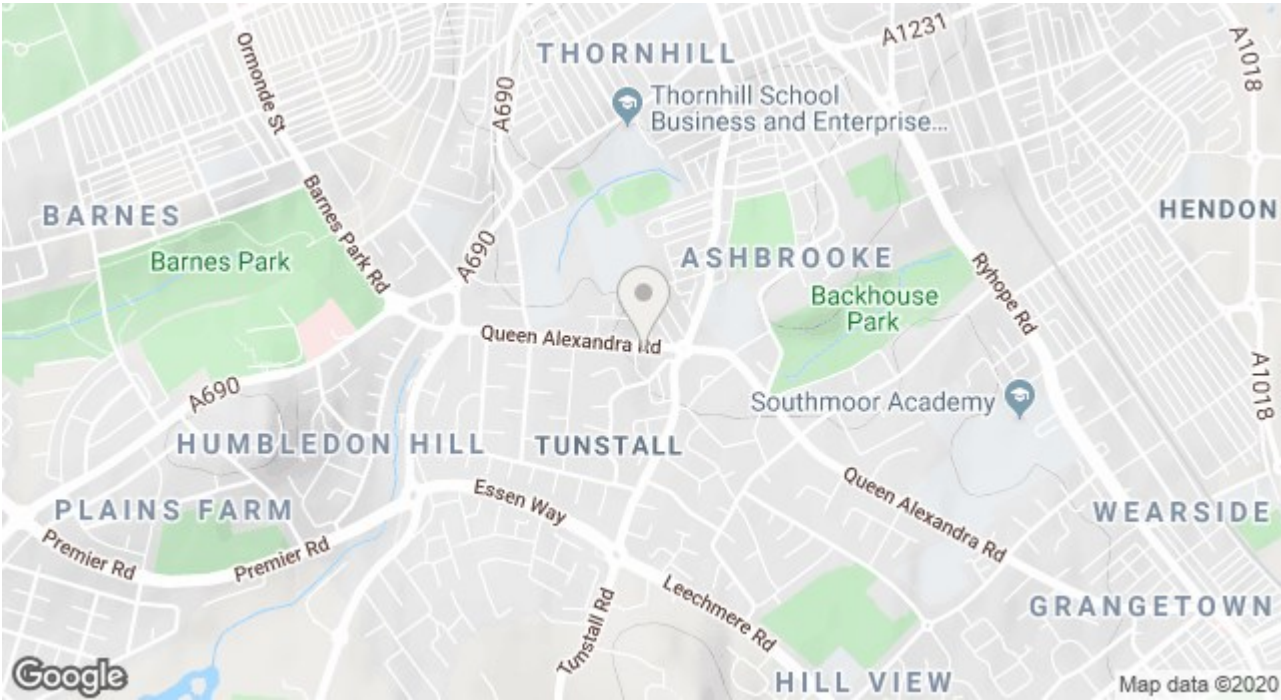


Total area: approx. 86.0 sq. metres (925.6 sq. feet)

Disclosure - This floor plan cannot be relied upon for measuring of any fixtures and fittings and is for illustration purposes only.  
Plan produced using PlanUp.



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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		64	72
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		56	65
EU Directive 2002/91/EC			