



Offers Over £199,950

Flint Road, Alexandra Park, SR4 6EG

An attractive, three bedroom detached home with a delightful rear garden, occupying a superb position within the popular Alexandra Park development.

Internally the well-presented accommodation includes an entrance hall, lounge with wood flooring, an inner hall with access to a cloakroom/wc and staircase to the first floor and there is a breakfasting kitchen with doors to the rear garden.

On the first floor there is a master bedroom with an en-suite shower room/wc, two further bedrooms and a family bathroom/wc. Externally there is a driveway to front, an integral garage and a garden to the rear. Benefits of the house include gas central heating and double glazing.

This convenient location is close to local amenities and is within easy access of Sunderland City Centre as well as providing excellent links to major road connections. Viewing essential.

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Accommodation Comprises

Entrance Hallway

Access via entrance door, radiator and wood flooring.

Living Room

16'3" x 10'6" (4.968 x 3.219)



Double glazed window to front, radiator and wood flooring.

Breakfasting Kitchen

19'0" x 8'4" (5.816 x 2.565)



Fitted with a range of wall and base units with work surfaces over incorporating bowl sink and drainer unit, integrated appliances include oven and hob, space for washing machine and dishwasher. Radiator and double glazed door leading out to garden.

WC

First Floor

Built in cupboard.

Bedroom One

13'11" x 9'7" (4.248 x 2.930)



Double glazed window to front, radiator and fitted wardrobe.

En suite



Low level WC, pedestal washbasin and step in double shower cubicle with mains shower, radiator and double glazed window.

Bedroom Two

11'6" x 8'11" (3.513 x 2.738)



Double glazed window to rear and radiator.

Bedroom Three

10'1" x 8'0" (3.082 x 2.451)



Double glazed window to rear and radiator.

House Bathroom



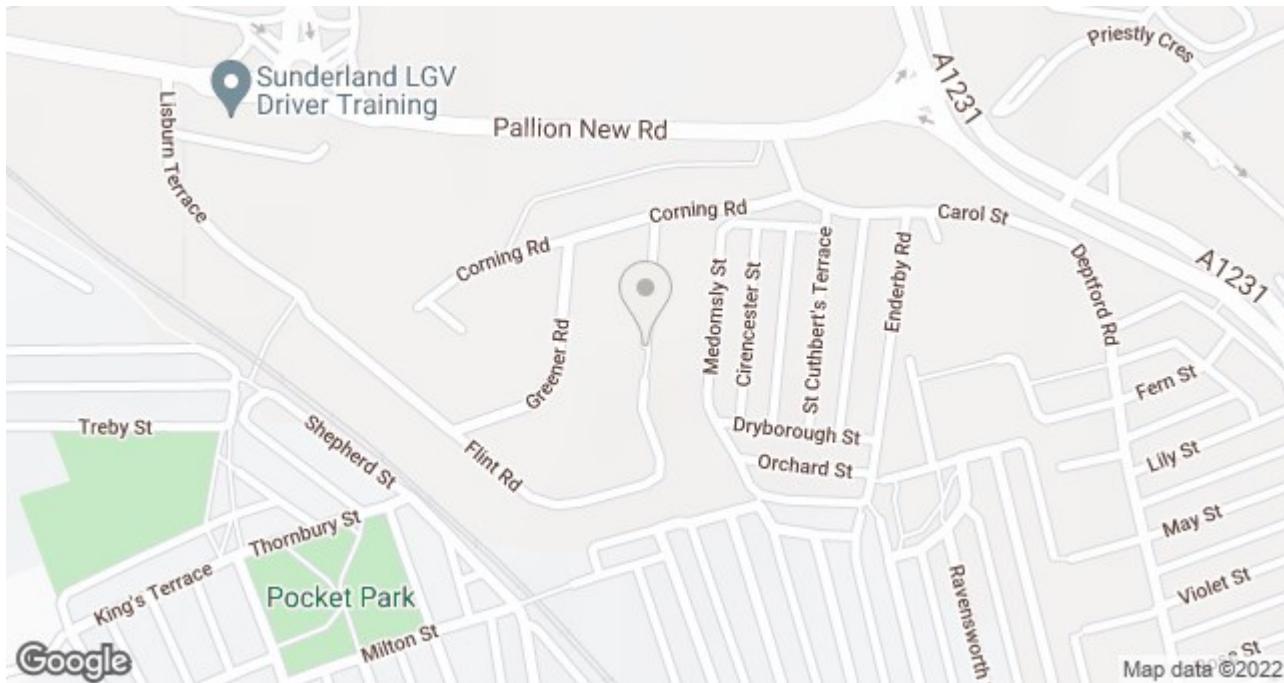
Low level WC, pedestal washbasin and panel bath with part tiled walls, radiator and double glazed window.

External



Garden to the front with a driveway providing off street parking leading to integral GARAGE whilst to the rear there is a artificial lawned garden with sun terrace.

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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		
(11-20) 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		
(11-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		