

Alexandra Park, Ashbrooke, SR3 1XJ

**Offers In The Region Of
£289,950**

An outstanding larger styled and thoughtfully extended 3 bedroomed semi detached house which is not only immaculately and tastefully presented but is also combined with a magnificent site and situation within this quiet tree lined cul-de-sac just off Queen Alexandra Road. The property's position provides an open aspect to front and rear, the extensive gardens allows off street car parking to the front whilst to the rear the recently professionally landscaped grounds include extensive lawns and decked patio areas.

The internal accommodation comprises of entrance porch, reception hall, cloak room, utility room, living room, dining room, large family kitchen breakfasting room, at first floor there are 3 bedrooms, and a well appointed family bathroom.

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Accommodation Comprises

Entrance Hallway



Dining Room

13'9" x 12'5" (4.20 x 3.80)



Cloak Room



Kitchen/Breakfasting Room

17'0" x 9'10" (5.20 x 3.00)



First Floor

Bedroom One

13'1" x 11'1" (4.00 x 3.40)



Utility Room

8'10" x 4'3" (2.70 x 1.30)

Sitting Room

14'1" x 12'5" (4.30 x 3.80)



Bedroom Two

14'1" x 12'1" (4.30 x 3.70)



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Bedroom Three

7'6" x 6'6" (2.30 x 2.00)



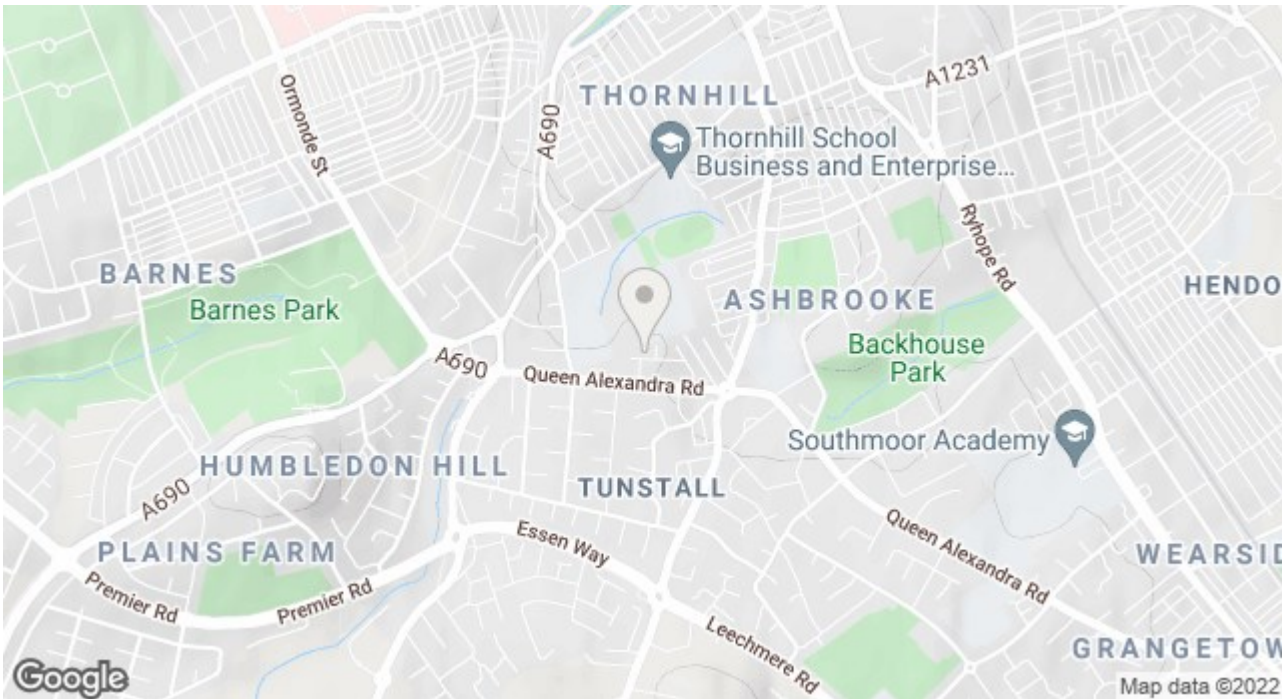
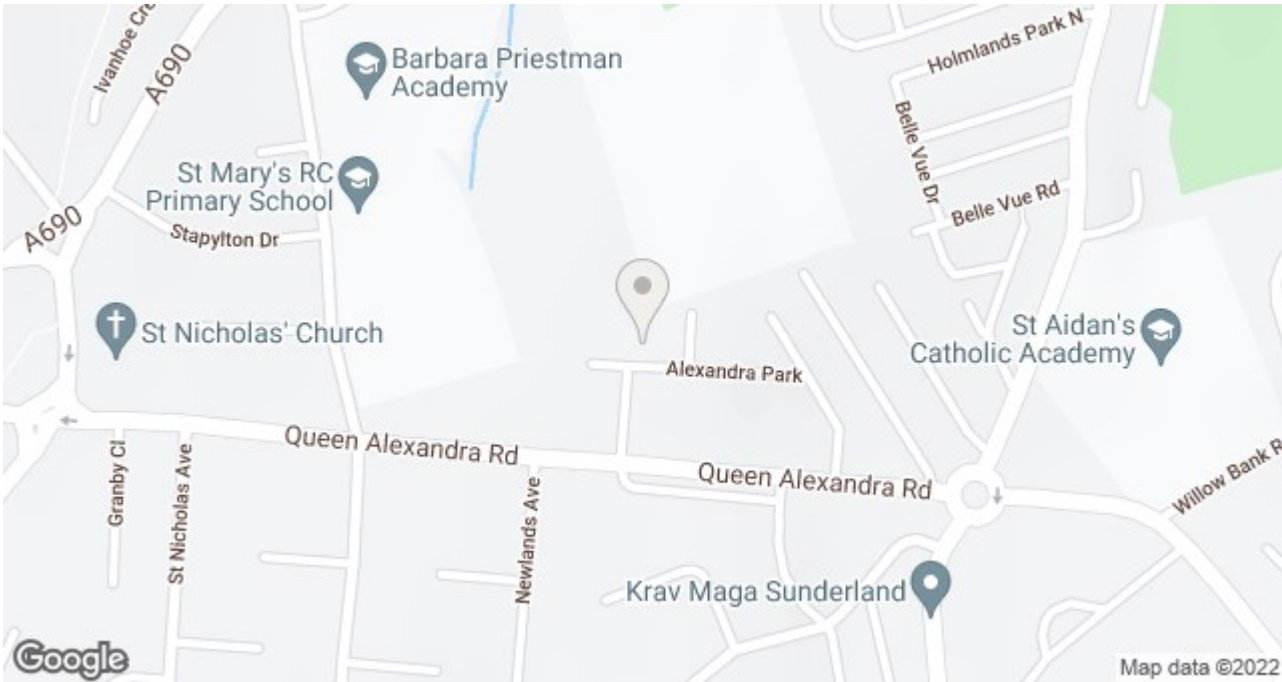
House Bathroom



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		82
(81-91) B		
(69-80) C		68
(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		