



**East Boldon Road, Cleadon, Sunderland, Tyne & Wear, SR6 7TB**



**Asking Price £360,000**

# East Boldon Road, Cleadon, Sunderland, Tyne & Wear, SR6 7TB

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* FOUR BEDROOMS \* GARAGE \* DRIVEWAY \* GARDEN \* DESIRABLE LOCATIONS \* MODERN & SPACIOUS \* COUNCIL TAX BAND - C \* EPC - D \*

Hunters welcome to the market this charming four bedroom semi detached house in East Boldon Road, Cleadon, Sunderland.

From the moment you step foot into this property, you'll be captivated by its spacious layout and modern design.

As you enter, you are greeted by an inviting Entrance Porch that leads you to an elegant Living Room, perfect for relaxing or entertaining guests. The heart of the home lies in the impressive Kitchen / Dining / Family Room, with the convenience of a Utility room WC and integral door to the garage.

Venture upstairs to find four well appointed Bedrooms, offering ample space for a growing family or visiting guests. The En Suite provides a touch of luxury, while the Family Bathroom ensures that everyone's needs are met.

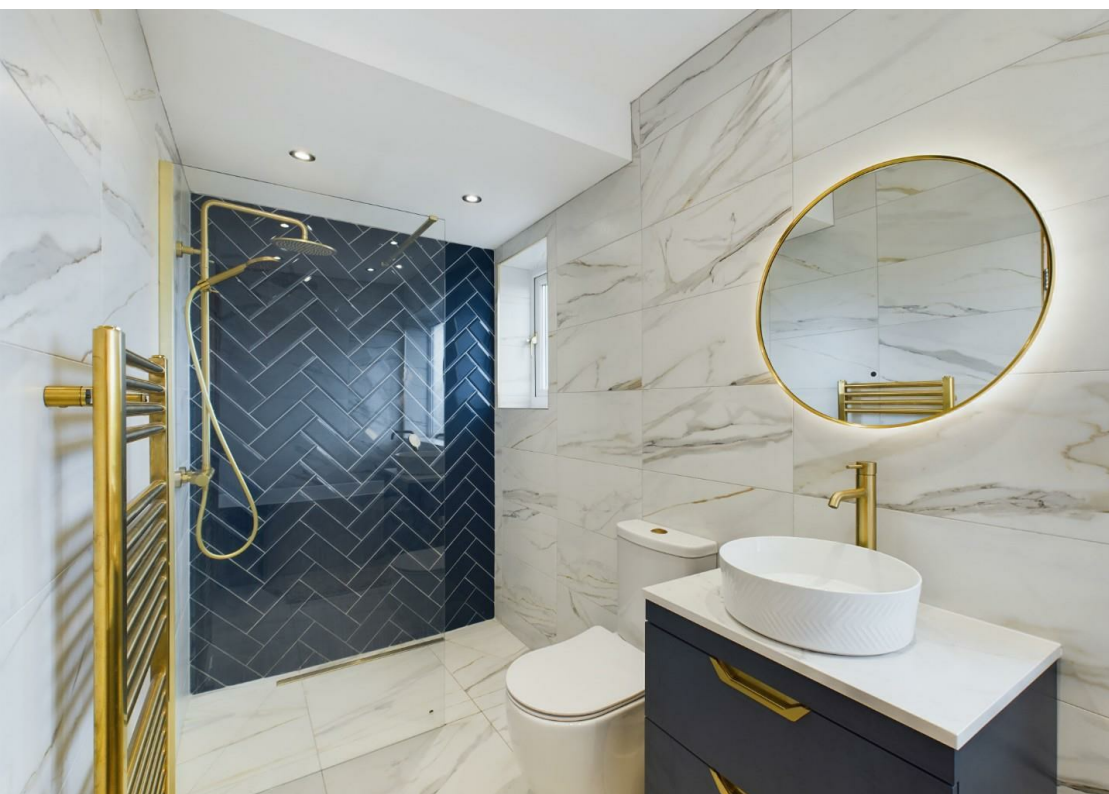
Outside, the property boasts a front double width block paved driveway whilst the rear garden features a generous lawn, a patio and a raised decking area.

Conveniently located within easy reach of local shops, amenities, schools and excellent transport links with East Boldon Metro Station a short stroll away.

Sure to appeal to a wide range of buyers.

Viewing comes highly recommended !







Ground Floor



Floor 1

**HUNTERS**  
HERE TO GET YOU THERE

Approximate total area<sup>(1)</sup>

1539.85 ft<sup>2</sup>  
143.06 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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