



74 Cleveland Road, Sunderland, SR4 7JP

Guide price £160,000

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Moovd Online Property Auctions are delighted to offer For Sale via Option A – Unconditional Online Auction, this beautiful four bedroom mid terrace property, located in a popular area of Sunderland.

The substantial layout briefly comprises entrance porch and hallway with three useful storage cupboards, beautiful large living room with original features, separate dining room, modern kitchen fitted with a range of base and wall units with contrasting work surfaces and integrated appliances and to the rear of the hallway is a UPVc door with access to the yard. To the first floor is a split landing with w/c and hand basin. Up a few stairs and to the rear is a bedroom and shower room, including double walk in shower, hand basin and wc. To the front of the property are three further bedrooms. All bedrooms are excellent sized, light airy and again benefit from original features. The property includes a large rear yard with two small outbuildings and new gated access. The property has been recently decorated throughout and benefits from a UPVc double glazing throughout and a combi boiler.

This fantastic home is located in a popular residential area, yet within close proximity to the City Centre, Royal Hospital, University, outstanding schooling and local park. Within walking distance to a Metro Station or within minutes drive to major road and bus networks, this property is perfectly located for a range of buyers.

A realistically priced, ready-made turn-key property for a BTL investor or a large family home oozing potential, this special property must be viewed internally to appreciate all on offer. Viewings strictly by appointment only.

## Porch

Accessed via UPVc double glazed door.

## Hallway

Open spindle staircase to first floor, coving, X2 large storage cupboards under stairs, UPVc double glazed door to rear yard and single radiator.

## Lounge 16'3" x 15'8" (4.97m x 4.80m)

UPVc double glazed Bay window to front aspect, coving and single radiator.

## Dining Room 13'7" x 12'0" (4.16m x 3.68m)

UPVc double glazed window to rear aspect, coving and single radiator.

## Kitchen 11'3" x 9'10" (3.44m x 3.00m)

Fitted with a range of wall and base units contrasting work surfaces, 1 stainless steel sink with drainer unit and mixer tap over, splash back tiling, integrated gas hob, electric oven and extractor hood over, plumbed for washing machine, cupboard housing boiler, UPVc double glazed frosted window to side aspect, double radiator and vinyl flooring.

## Landing

Open spindle banister, loft access and coving.

## Bedroom 1 16'6" x 13'5" (5.04m x 4.10m)

UPVc double glazed Bay window to front aspect, coving, storage cupboard and double radiator.

## Bedroom 2 13'11" x 12'3" (4.26m x 3.75m)

UPVc double glazed window to rear aspect, storage cupboard and single radiator.

## Bedroom 3 12'0" x 6'3" (3.66m x 1.93m)

UPVc double glazed window to front aspect and single radiator.

## Cloaks W.C

A white suite comprising: hand basin, low level W.C, UPVc double glazed frosted window to side aspect and vinyl flooring.

## Shower Room

A white suite comprising: Walk in shower with mains over head shower, pedestal hand basin, low level W.C, UPVc double glazed frosted window to side aspect, cladding to walls chrome ladder towel rail and vinyl flooring.

## Bedroom 4 10'0" x 6'0" (3.06m x 1.84m)

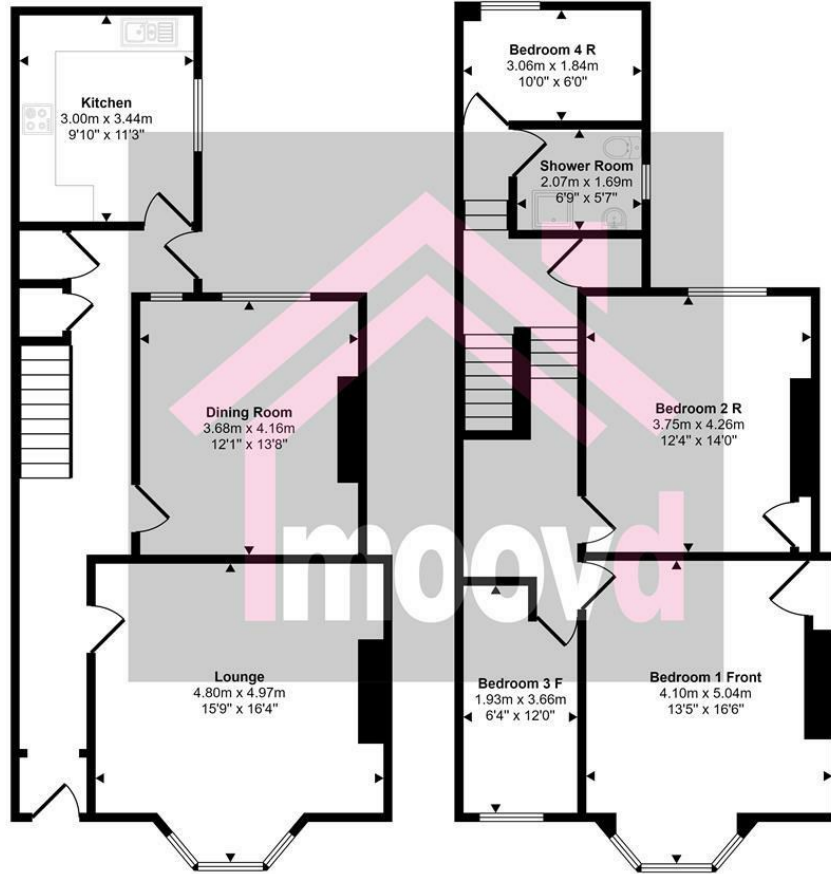
UPVc double glazed window to rear aspect and single radiator.

## Externally

Front forecourt with gated access and a large rear yard, with two storage sheds and gated access into rear lane.

# Floor Plan

Approx Gross Internal Area  
133 sq m / 1435 sq ft



Ground Floor  
Approx 66 sq m / 709 sq ft

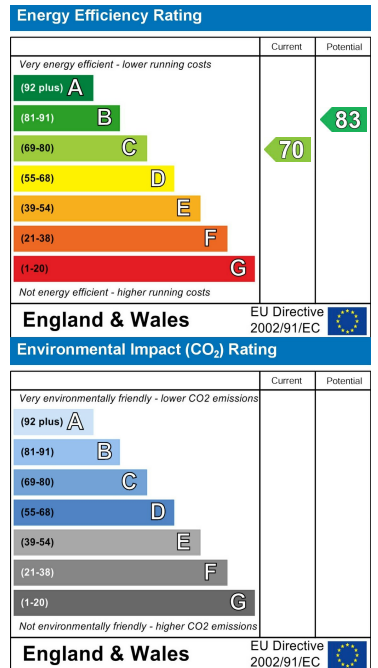
First Floor  
Approx 68 sq m / 727 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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