





2

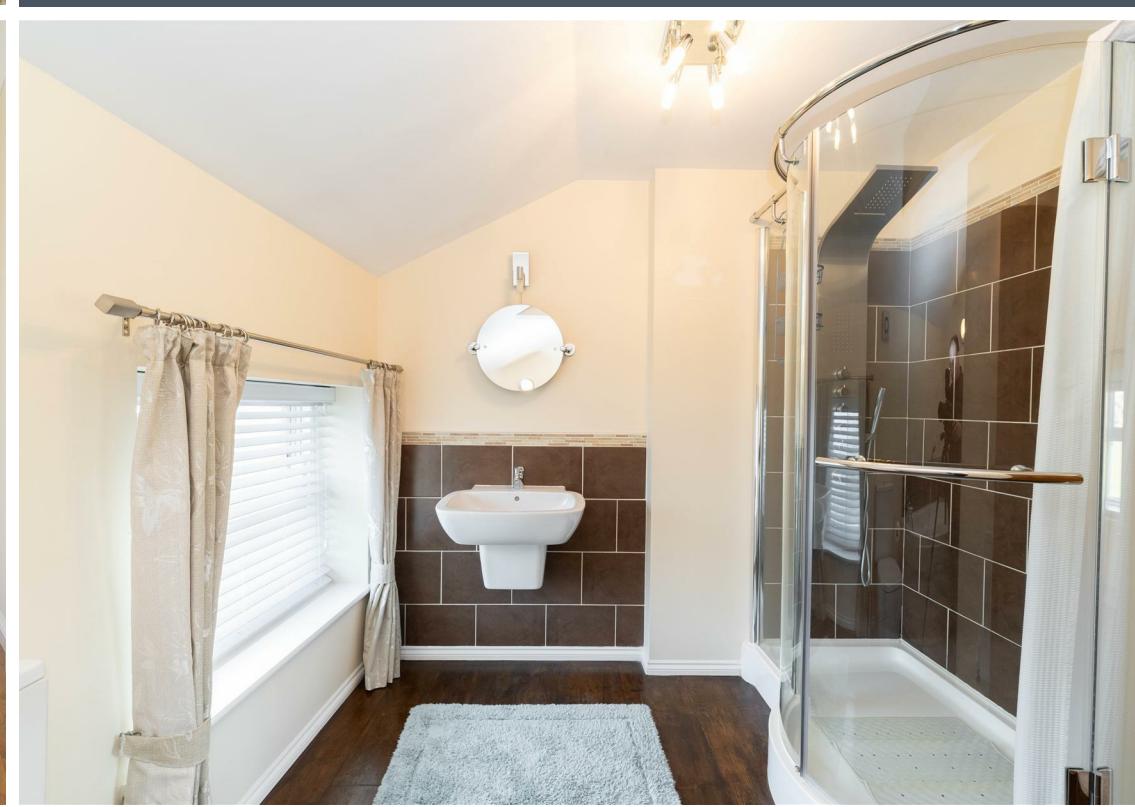


2



1

- Rare Opportunity
- Two Generous Bedrooms
- Semi-Rural Location
- Council Tax Band \*D\*
- Viewing Recommended
- Detached Home
- Stunning Views
- Allocated Parking
- Leasehold (999 years)
- Grade II Listed





\*\* Matterport 360° Tour | <https://my.matterport.com/show/?m=JLpgCP2RxdZ> \*\*

This stunning Grade II Listed period detached house, built circa 1850, Nestled in the charming area of Cleadon Village, Sunderland, offers a unique blend of historical character and modern convenience. The property will be ideal for professional couples.

Positioned on a generous plot and accessed via a private gated driveway, this charming semi-rural property is close to the beautiful coastline at Seaburn, along with a variety of local pubs and restaurants. There are also excellent transport links nearby offering access across the region.

Internally the property briefly comprises: - entrance lobby, hallway/dining area with open plan staircase, lounge with feature gas stove, and a spacious kitchen with fitted units providing ample storage space, integrated appliances and French doors opening to the garden. To the first floor there are two very spacious double bedrooms with dual aspect windows and there is a bathroom WC with four-piece suite. The property further benefits from gas central heating.

Externally there are stunning gardens to the rear which include a generous patio area, leading to a gated courtyard and there is also a beautifully kept, lawned garden with mature borders.

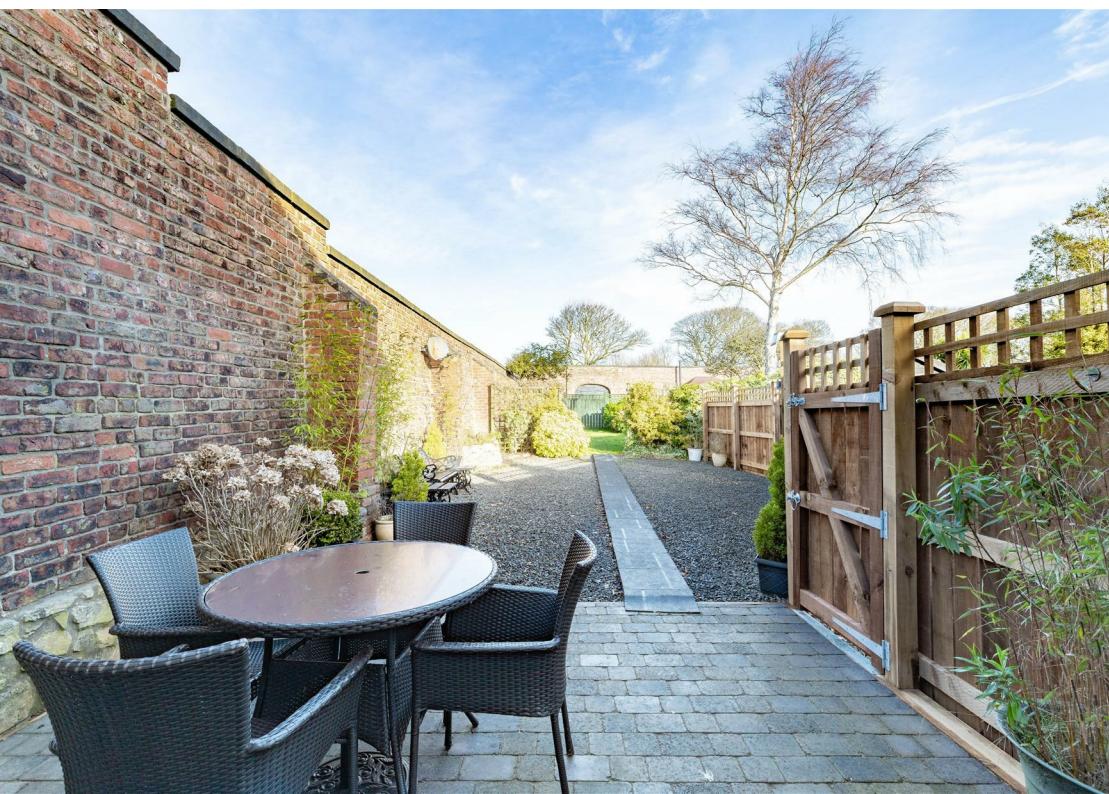
This property benefits from allocated parking to the front along with gated access to additional car standing space. The private tree-lined driveway adds to the charm and seclusion of the home, situated in a semi-rural location that offers a peaceful retreat from the hustle and bustle of city life.

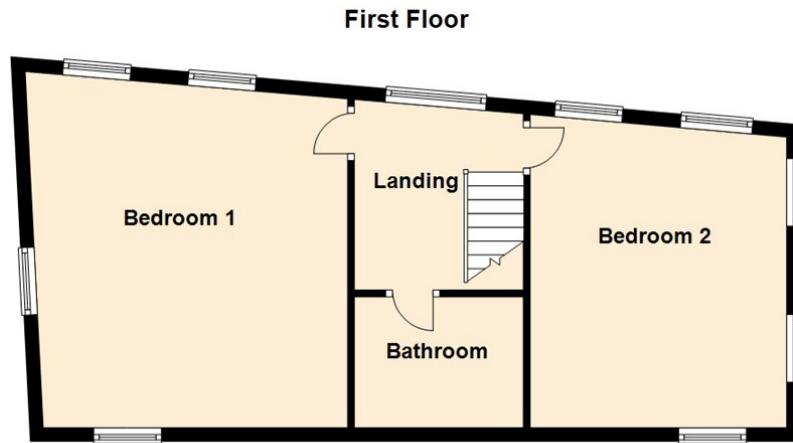
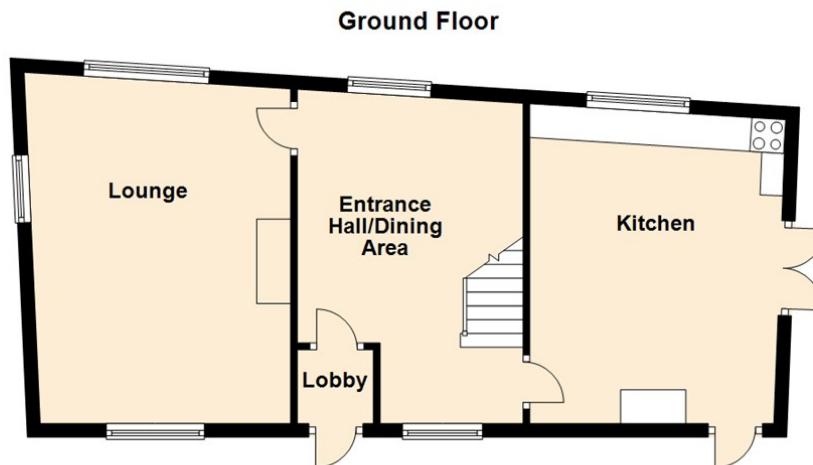
This is a rare opportunity to own a piece of Cleadon's heritage while enjoying the benefits of modern living. For more information and to book a viewing please call our team on 0191 236 2070.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*D\*.





## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Lounge 14'7" x 16'11" (4.47 x 5.16)

Kitchen 11'11" x 14'1" (3.64 x 4.30)

Bedroom One 17'9" x 17'11" (5.42 x 5.48)

Bedroom Two 14'3" x 14'9" (4.35 x 4.52)

Disclaimer

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Us: 0191 236 2070



[www.janforsterestates.com](http://www.janforsterestates.com)

