



West Meadows Road, Cleadon, Sunderland

Offers in the Region Of £745,000

SUBSTANTIAL DETACHED HOME ON VERY LARGE GARDEN PLOT IN ONE OF THE AREAS PRIME RESIDENTIAL LOCATIONS

WAS OCCUPIED AS MAIN RESIDENCE UNTIL FAIRLY RECENTLY

NO CHAIN

3/4 BEDROOMS IN CURRENT FORM & LAYOUT

EPC RATING (to follow)

ADDITIONAL PENDING APPLICATION AND PLANS IN PROGRESS FOR A SUBSTANTIAL DETACHED HOME WHICH MAY BE MADE AVAILABLE & TRANSFERABLE TO NEW PURCHASER

SUBSTANTIAL DETACHED HOME ON VERY LARGE GARDEN PLOT IN ONE OF THE AREAS PRIME RESIDENTIAL LOCATIONS - 3/4 BEDROOMS IN CURRENT FORM & LAYOUT - WAS OCCUPIED AS MAIN RESIDENCE UNTIL FAIRLY RECENTLY - NO CHAIN - ADDITIONAL PENDING APPLICATION AND PLANS IN PROGRESS FOR A SUBSTANTIAL DETACHED HOME WHICH MAY BE MADE AVAILABLE & TRANSFERABLE TO NEW PURCHASER - EQUALLY POSSIBLE FOR EXISTING HOUSE TO BE EXTENDED/RE-WORKED TO CREATE A SUPER HOME - RARE OPPORTUNITY WITHIN THIS PRICE BRACKET TO ACQUIRE A HOME ON SUCH AN ENVIABLE PLOT... Good Life Homes are delighted to bring to the market an exceptionally rare opportunity to acquire a prominent, detached, 2 storey home on a very large garden plot within one of the regions prime residential locations and within one of the prime roads within Cleadon Village. The current owners are a fair way through a planning application which would see a new substantial detached home replace the existing one and they intend to see this planning application through to a natural completion. The existing home is perfectly habitable however and was a main occupied residence until recently and other alternatives may be to acquire and live in the property as it is, or extend and develop it further - all subject to appropriate permissions of course. The key to this listing opportunity is location and the site itself, occupying the most wonderful large garden plot benefitting from a east and south aspect, not overlooked to the rear and retaining considerable privacy. Other developments on smaller plots within Cleadon Village have seen end-values in the region of £1.25m plus and this is certainly one of those sites which has the ability to attract a high end value depending on the quality of home constructed. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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ACCOMMODATION

PORCH

CLOAK ROOM 8' 0" x 4' 9" (2.44m x 1.45m)

ENTRANCE HALL

LOUNGE 22' 4" x 13' 10" (6.80m x 4.21m)

2ND LOUNGE AREA 15' 2" x 12' 1" (4.62m x 3.68m)

BEDROOM 1 12' 2" x 11' 9" (3.71m x 3.58m)

KITCHEN DINER 21' 10" x 10' 10" (6.65m x 3.30m)

UTILITY ROOM 14' 10" x 8' 9" (4.52m x 2.66m)

WC 7' 2" x 3' 2" (2.18m x 0.96m)

GARAGE 15' 11" x 12' 6" (4.85m x 3.81m)

FAMILY ROOM 14' 11" x 12' 2" (4.54m x 3.71m)

WC 7' 2" x 3' 2" (2.18m x 0.96m)

FIRST FLOOR LANDING

BEDROOM 2 13' 0" x 11' 0" (3.96m x 3.35m)

EN-SUITE 11' 1" x 6' 11" (3.38m x 2.11m)

BEDROOM 3 12' 11" x 10' 11" (3.93m x 3.32m)

BEDROOM 4 8' 10" x 8' 3" (2.69m x 2.51m)



