

Cliffe Park,
Seaburn
Sunderland
SR6 9NS



Cliffe Park,

£700,000

INTRODUCTION

5 BED EXTENDED SEMI PROPERTY- PRIME FRONT LINE SEA LOCATION - MULTI-CAR DRIVEWAY & DOUBLE GARAGE (15ft WIDE)

- CONSERVATORY & ELEVATED TERRACE TO FRONT - GORGEOUS PART-OPEN FLOW TO GROUND FLOOR - GRAND PERIOD ENTRANCE HALL - STUNNING BESPOKE DINING KITCHEN - AMAZING VIEWS FROM ALL FRONT FACING ROOMS - STYLISHLY PRESENTED THROUGHOUT..

EXTERNAL FRONT

Front-line sea front position with fabulous uninterrupted views over the sea. Multi-vehicle driveway leading to double garage with remote door. Well-maintained lawned garden with borders. Potential to increase driveway still further if required in the future. The property is sat to the rear of the plot with the majority of outdoor space, quite rightly, to the front given the aspect.

GARAGE

Lighting and sockets. Electrically controlled entry door. Cold water tap.

ENTRANCE PORCH

Porcelain tile flooring. Additional door leading to rear of property. Mirrored wall. Stained glass leaded door leading into formal entrance hall.

ENTRANCE HALL

Formal, beautiful entrance hall with porcelain tile flooring, double radiator, original impressive period staircase, under-stairs cupboard, 3 doors leading off to snug, 2 receptions and kitchen.

SNUG

Leading off the entrance hall to the right, the snug provides an opportunity for a home office, separate dining room or TV room. With a lovely fireplace, the snug also provides access via double doors to the front facing conservatory. Radiator.

CONSERVATORY

Porcelain tile flooring, uPVC windows and doors leading out to roof-top front facing patio.

GARAGE ROOF TOP PATIO/ BALCONY

A large, impressive and elevated roof-top balcony with uninterrupted sea-views and a wonderful outdoor space for socializing, taking coffee or breakfast, or simply enjoying the stunning aspect with family and friends.

RECEPTION ROOM 1

Measurement into bay window

Front reception with gorgeous uPVC double-glazed bay window and sea/garden views. Impressive fireplace providing a focal point with built-in cupboards either side. 2 double radiators. Partly open plan to rear reception room.

RECEPTION ROOM 2

Part of what appears to be a long-standing extension to the original property, this is a stunning spacious room, part open plan to the front reception and borrowing light from the front east facing bay window on a morning and from the rear west facing bi-fold doors on an afternoon/evening. A simply stunning bespoke-designed fireplace provides a focal point and contains a log burning stove. 2 double radiators provide additional heat when necessary. Part open plan to the kitchen/dining room.





Total area: approx. 244.6 sq. metres (2632.7 sq. feet)

Local Authority
Sunderland

Council Tax Band
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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