

Windsor Drive
Cleaton
Sunderland
SR6 7SU



good life
sales & lettings



Windsor Drive

£339,995

INTRODUCTION

3 BEDROOM & 2 RECEPTION ROOM DUTCH BUNGALOW - 2 BATHROOMS (1 ON GROUND FLOOR & 1 ON FIRST FLOOR) - DRIVEWAY LEADING TO GARAGE TO REAR - CONSERVATORY - MULTI-CAR PARKING TO FRONT - LOW MAINTENANCE REAR GARDEN WITH EXTENSIVE BLOCK PAVING - SUPERB CLEADON VILLAGE LOCATION - WITHIN CATCHMENT OF VILLAGE SCHOOL - EAST BOLDON METRO WITHIN SHORT WALK ...

ENTRANCE PORCH

Entrance via GRP double-glazed door. Laminate wood-effect flooring, 2 white uPVC double-glazed windows, white uPVC double-glazed door leading directly into reception room 2 or dining room.

RECEPTION ROOM 2

A lovely large spacious room with laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window, open plan staircase to first floor, double built-in cupboards, single and double radiator. Door leading off to reception room 1, door leading off to kitchen, door leading off to ground floor bathroom.

RECEPTION ROOM 1

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, electric fire built onto a quartz hearth. Again, this is a lovely spacious front facing room.

GROUND FLOOR BATHROOM

Tiled flooring, double radiator, large built-in cupboard which houses a modern Combi boiler which we believe was only installed in 2021, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising large corner bath with Jacuzzi style jets, chrome tap and showerhead attachment, toilet with low level cistern, sink built into vanity unit with chrome tap. The walls are finished in a ceramic tile and recessed lights to the ceiling.

KITCHEN

Laminate wood-effect flooring, large double radiator, 2 rear facing white uPVC double-glazed windows. Fitted kitchen with a range of wall and floor units in a black high gloss finish with complementary laminate wood-effect work surface. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, range style oven with 5 ring gas hob and hot plate and 4 individual ovens. Space and plumbing for a washing machine and dryer, under space for fridge and freezer. Double-glazed door leads off to rear conservatory.

CONSERVATORY

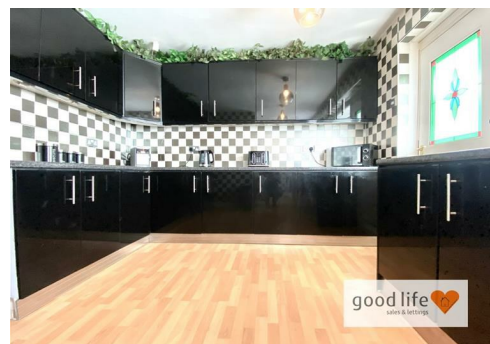
Laminate wood-effect flooring, double radiator, white uPVC double-glazed window with lovely views over the rear garden and patio, white uPVC double-glazed door leading out to rear decked patio area and rear garden. The conservatory benefits from a warm roof and with the addition of a double radiator fed from the main central heating system, this means this room can be used year round.

FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Large bathroom (formally a bedroom) this has been recently renovated to provide a lovely modern stylish bathroom with stylish porcelain tile flooring, radiator, rear facing white uPVC double-glazed window with privacy glass, white toilet with low level cistern, white sink built into vanity unit with chrome tap, double shower cubicle with sliding glass doors and shower fed from the main hot water system. The walls are finished in a stylish wall and panelling with uPVC ceiling and recessed led lights. Extractor fan.



Local Authority
South Tyneside

Council Tax Band
D

Ground Floor

Approx. 71.6 sq. metres (771.1 sq. feet)



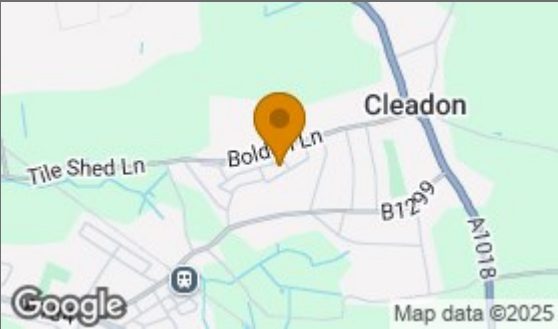
First Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



Total area: approx. 112.9 sq. metres (1214.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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