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12 Bywell Road, Cleadon, Tyne And Wear SR6 7QT

£375,000

Situated on this prestigious street in Cleadon we are delighted to offer this freehold, extended 3 bedroom semi detached spacious and versatile house, perfect for growing families. With bus and metro links close by it is perfect for commuters and older children who travel to schools both in and outside the local area. Close to the shops, pubs and restaurants of Cleadon Village and East Boldon plus within easy access of the Cleadon Hills and the Coast. The property is located within the catchment area for Cleadon C of E Academy and Whitburn Academy. This delightful home briefly comprises; Entrance Porch, Hallway with staircase leading to the upper floors and a cosy seating area, Cloak Room fitted with a range of cabinets, Living Room with feature walk in bay window, Sitting Room with feature fire place offering an inset gas burner with flows naturally through to the Kitchen/Diner featuring a comprehensive range of cabinets and Dining Area with bi folding doors providing access to the rear yard, there is also a door leading from the Kitchen/Diner offering access to the Utility. To the first floor the spacious landing offers access to 2 double, good size Bedrooms and an elegant Family Bathroom a further staircase to the second floor leads to a further double bedroom.

The property oozes charm and has a host of period features to include high skirtings, plaster work coving, picture rails and fabulous tall ceilings. The rear yard has a plentiful array of mature planting, trees and a patio area making this very private and secure. Off street parking is provided by the block paved driveway and there is also a single garage. Viewing recommended to appreciate this impressive property.

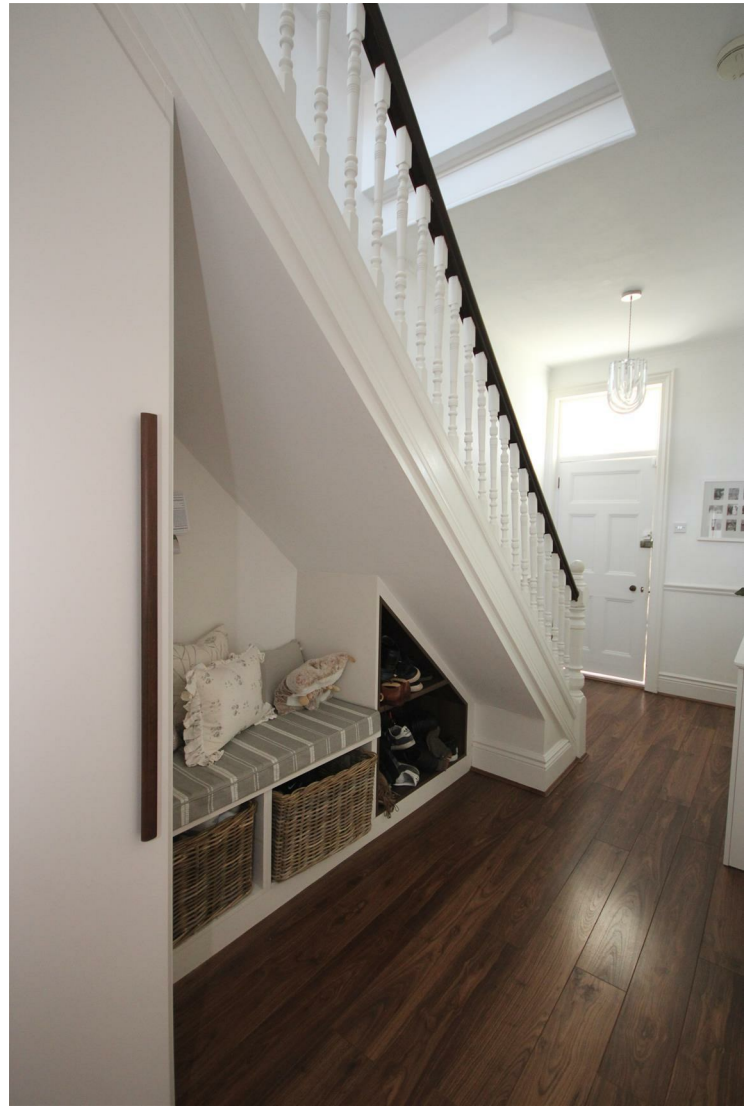
Ground Floor

Entrance Porch

Hallway



Hallway



The hallway gives access to all principal rooms. The quality balustrade staircase with feature newel posts leads to the upper floor and is complimented by the dado rail and high skirtings. Also in the hall there is a central heating radiator, laminate flooring, an under stairs storage cupboard and a cosy seating area with added storage space.

Cloak Room



Facilities of this room include a close coupled w.c. and wash hand basin set into a vanity unit also providing drawer space. There is also a Velux roof light, stylish panelling to the walls and tiling to the floor. A comprehensive range of built in cupboards provide storage space and housing washing machine, tumber dryer and combi boiler.

Cloak Room



has the benefit of a picture rail and tiling to the floor with underfloor heating. This room flows naturally through to the Kitchen/Diner.

Sitting Room



Living Room

13'10" x 15'3" (4.23 x 4.67)



This superb room situated at the front of the property provides views over the front garden from the walk in bay window. The focal point of this room is the feature fire surround with inset log burner. This room has a host of period features including coving to ceiling, picture rail, high skirtings and carpet to the floor.

Sitting Room

10'9" x 11'1" (3.31 x 3.38)



This comfortable room is complimented by natural light which floods through from the Kitchen/Diner, offering the perfect place to relax. Heating to this cosy but spacious room is provided by a feature fire place with inset gas burning stove, this room also

Kitchen/Diner

17'3" x 11'1" (5.27 x 3.38)



One of the main selling points of this stunning home is the Kitchen/Diner fitted with a comprehensive range of high quality base and drawer cabinets with inset sink unit and contrasting work surfaces. Integrated appliances include a fridge and dish washer, there is also space for range style cooker. The design of this room takes full advantage of the varying ceiling heights plus skylight. Magnificent feature bi-fold doors offer views over the rear yard. There is also recessed lighting to the ceiling, double glazed windows to the side and rear elevations, splash back tiling to the walls and contrasting tiling to the floor with underfloor heating. This delightful room also has the benefit of a door allowing access to the Utility.

Kitchen



Landing



Dining Area



A light and airy, galleried landing with double glazed window. Prominent features of this room include the high ceiling with traditional style dado rail and high skirtings. A further stair case provides access to the second floor.

Bedroom 1 (Front)

12'4" x 15'4" (3.76 x 4.68)



Utility

6'2" x 9'8" (1.90 x 2.96)



This wonderfully positioned spacious double bedroom, has views over the approach to the front of the property. The room has the benefit of a double glazed window and central heating radiator. The neutral decor in this room is complimented by a a traditional style open fire place with tiled inset and hearth.

Leading from the Kitchen/Diner this room offers an integrated fridge, larder cupboard and floor cabinet with contrasting work surface. A door provides access to the garage. Natural light is provided by a double glazed window and there is also a central heating radiator and tiling to the floor.

First Floor

Family Bathroom

8'2" x 8'3" (2.49 x 2.54)



An elegant room with a wash hand basin, close coupled w.c. and panelled bath with shower over. A heated towel rail, double glazed window, tiling to the walls and contrasting tiling to the floor finish the calming feel of this room.

Bedroom 2 (Rear)

10'9" x 10'11" (3.30 x 3.34)



This spacious double bedroom is located at the rear of the property and offers a double glazed window and central heating radiator. There is also coving to the ceiling, picture rail and high skirtings..

Second Floor

Landing

A door opens to reveal the third Bedroom.

Bedroom 3

13'8" x 12'2" (4.19 x 3.73)



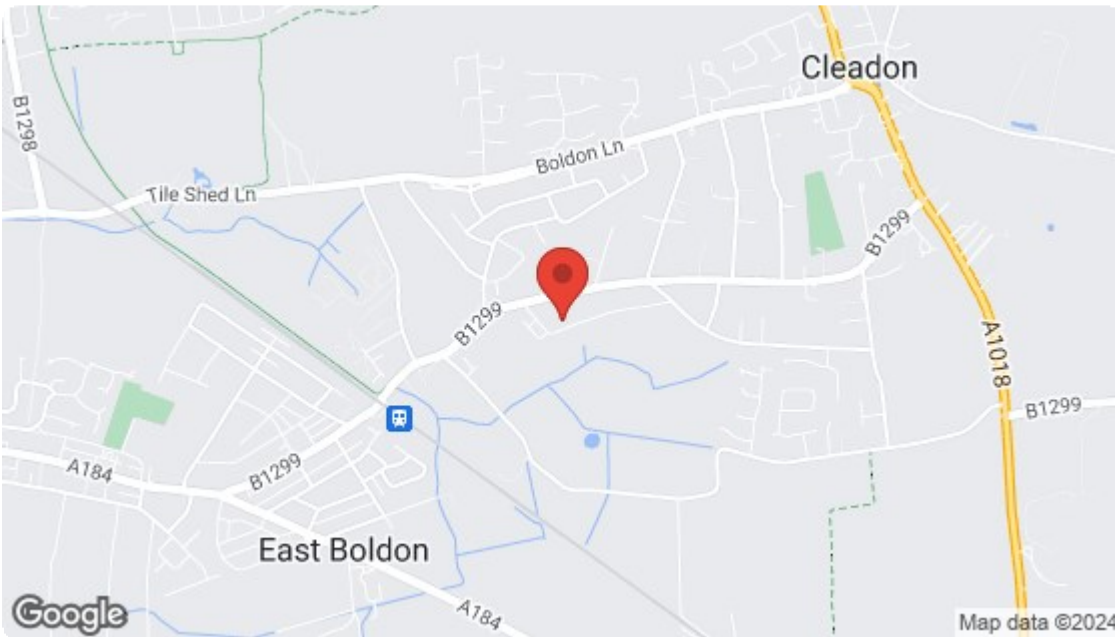
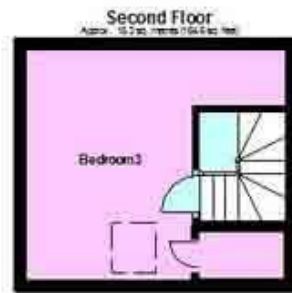
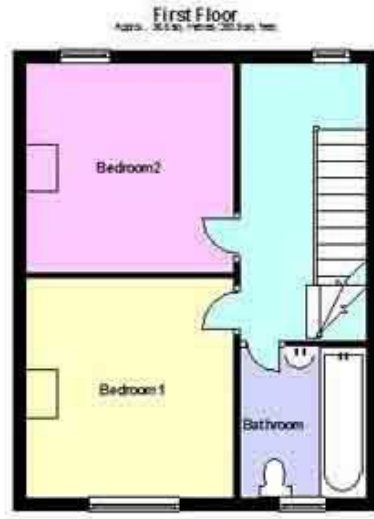
This delightful, light and airy double bedroom has the benefit of a Velux Roof light. This calming room also has recessed lighting to the ceiling and cupboards to the eaves providing storage space.

Exterior



Access to this delightful home is via a gated entrance to the front garden which offers a lawn and mature planting to the borders. A block paved driveway provides off street parking and leads to a single garage accessed via an electric up and over door. An enclosed low maintenance yard to the rear with mature trees and shrubs is ideal for al fresco dining or to catch the summer sun. There is also a cold water tap and electricity supply.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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