



LINDA LEARY

estate agents

1 Station Terrace, East Boldon, Tyne & Wear NE36 0LJ

Tel: 0191 519 2000 email: info@lindaleary.co.uk www.lindaleary.co.uk



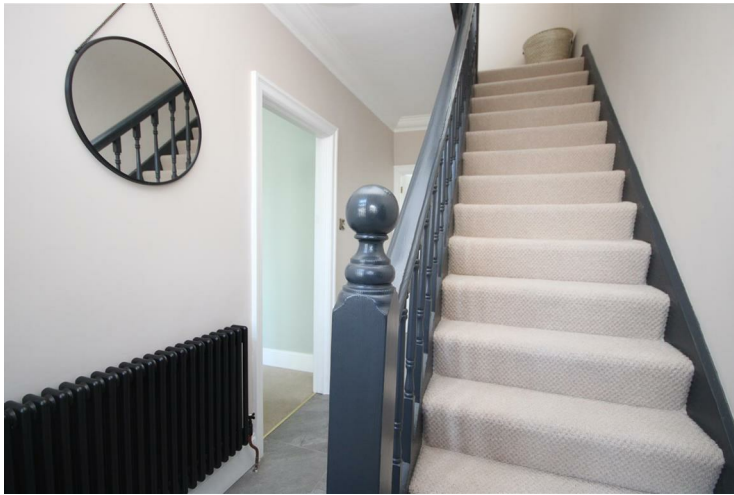
23 Elmsleigh Gardens, Cleadon, Tyne and Wear SR6 7PR

£365,000

Ideally located a stones throw away from local schools, village shops, restaurants and micro pubs plus within 2 miles of East Boldon Metro station. This immaculately presented 3 bedroom, freehold, semi detached house has been superbly refurbished and extended to an exceptionally high standard and specification by the current owners. Offering ready to move into accommodation with a refitted, open plan Kitchen/Diner/Family Room and Shower Room plus fitted wardrobes to two of the Bedrooms. Having a tasteful decor complimented by the traditional features, carpeting and tiling to the floor to the ground floor plus stylish tiling and carpeting to the first floor as well as a village location. This stunning property briefly comprises; Entrance Hall with staircase leading to the first floor, Living Room with walk in bay window and feature fire place, stylish Ground Floor W.C. and fabulous extended Kitchen/Diner/Family Room refitted with a comprehensive range of cabinets plus bi folding doors leading to the rear garden. To the first floor there is a refitted luxurious Family Shower Room and 3 Bedrooms. The property also has the benefit of double glazing, low maintenance garden to the front with off street parking and leading to a detached garage plus striking enclosed, south west facing garden to the rear ideal for family living. Viewing of this superb home is highly recommended. Council Tax Band C

Ground Floor

Hallway



Entry to this stunning home is via composite door with glazed skylight above. This room has the benefit of plaster work coving to ceiling and a traditional style central heating radiator. Doors lead from the hall to the ground floor rooms and a staircase provides access to the first floor. Porcelain tiling to the floor completes this light and airy space.

Ground Floor W.C.

2'4" x 4'9" (0.73 x 1.47)

Facilities of this room include a wash hand basin set into a vanity unit also providing storage space and a close coupled w.c. There is also PVC panelling to the ceiling with inset recessed lighting, splash back tiling to the walls and contrasting porcelain tiling to the floor. Natural light is provided by a double glazed window to the side elevation.

Living Room

13'6" x 10'11" (4.13 x 3.34)



A delightful room with walk in double glazed bay window to the front elevation. One of the main focal points of this room is a feature chimney breast wall with traditional style fire surround and inset living flame gas fire. The neutral colour scheme is complimented by plaster work coving to the ceiling and a traditional style central heating radiator.

Kitchen/Diner/Family Room

19'11" x 21'4" (6.09 x 6.52)



The heart of this family home is installed with a comprehensive range of floor, wall and drawer cabinets with stainless steel sink unit and contrasting work surfaces. This beautiful room also has the benefit of a dish washer, double oven, wine cooler, and space for an American style fridge freezer. Natural lighting is provided by double glazed bi fold doors to the rear elevation which open to the decked terrace and 3 Velux roof lights. Two traditional style central heating radiators provide background heating and stylish porcelain tiling to the floor with underfloor heating to the Kitchen area completes this fabulous room.

Kitchen/Diner/Family Room



Kitchen



Diner



Family Area



First Floor

Landing

The decor of this space is complimented by a double glazed window and carpeting to the floor. Doors provide access from the landing to all first floor rooms. There is also access to the loft.

Bedroom 1 (Front)

10'5" x 10'11" (3.19 x 3.35)



This spacious double bedroom is located at the front of the property and offers a double glazed bay window. Fitted

wardrobes provide hanging and storage space. The calming feeling of this room is enhanced by plaster work coving to the ceiling and carpeting to the floor. A traditional style central heating radiator provides background heating.

Bedroom 2 (Rear)

12'0" x 11'8" (3.67 x 3.56)



A wonderfully positioned, spacious double bedroom having views over the rear garden from a double glazed window. Fitted wardrobes provide hanging and storage space. There is also plaster work coving to the ceiling and a traditional style central heating radiator provides background heating.

Shower Room

6'3" x 7'2" (1.91 x 2.20)



A luxurious shower room offering a walk in shower enclosure, wash hand basin and w.c. set into a vanity unit also providing storage space. Two double glazed windows provide natural lighting whilst a PVC panelled ceiling with inset recessed lighting allows for mood lighting. A ladder style heated towel rail and stylish splash back tiling to the walls with contrasting porcelain tiling to the floor complete the calming feel of this room.

Shower Room

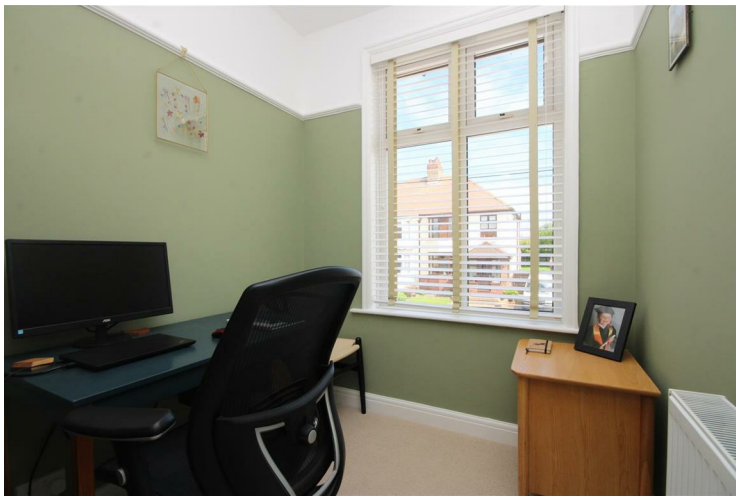


provides screening making this a very private and secure area for playing children or al-fresco dining.

Garden



Bedroom 3 (Front) 6'5" x 6'2" (1.98 x 1.90)



Situate at the front of the property this striking room is currently being used as an office. Offering a double glazed window to the front elevation. This room also has a picture rail and central heating radiator.

Terrace



Garage



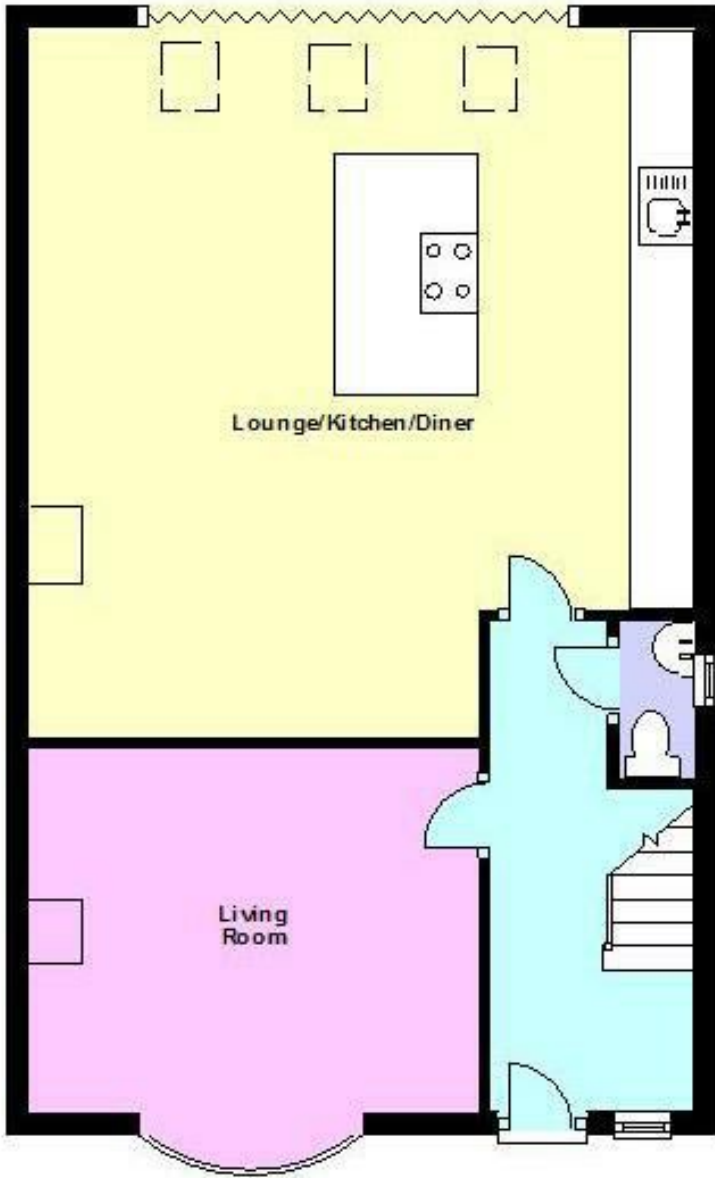
Exterior



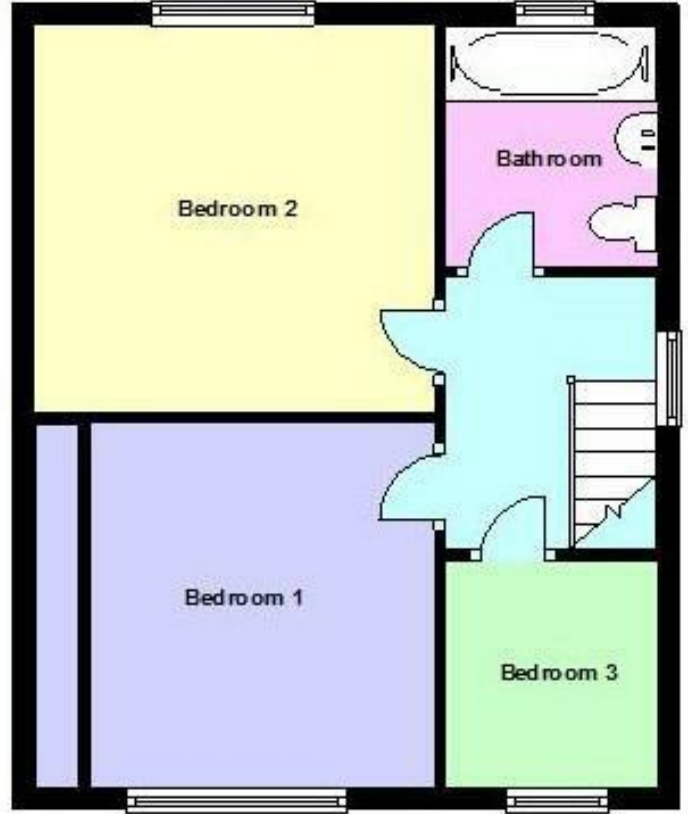
Access to this delightful home is via an open plan, low maintenance garden to the front with driveway which provides off street parking and leads to a detached garage. A beautifully presented enclosed, south west facing garden to the rear provides a lawn, mature planting to the borders and raised decked terrace ideal for entertaining. The surrounding fence



Ground Floor
Approx. 60.3 sq. metres (649.2 sq. feet)



First Floor
Approx. 38.4 sq. metres (413.1 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	
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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