



**LINDA LEARY**

estate agents

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

Tel: 0191 519 2000 email: [info@lindaleary.co.uk](mailto:info@lindaleary.co.uk) [www.lindaleary.co.uk](http://www.lindaleary.co.uk)



**17 The Crescent, Cleadon, Tyne and Wear SR6 7QZ**

**£765,000**

A GOLD property of distinction from Linda Leary Estate Agents. We are delighted to offer to the market with vacant possession/no upward chain, this superb freehold, 4 double bedroom extended bungalow which has undergone an extensive renovation of significant quality and finish. Set in a highly desirable area of Cleadon Village, this bungalow is ideal for a variety of buyers and is close to the shops, pubs and restaurants and within easy access of the East Boldon Metro Station. In addition, this delightful home is located within the catchment area for Cleadon Village C of E Primary Academy and Whitburn Academy. The stylish and spacious accommodation is all on one level and briefly comprises: Reception Hall with stylish tiling to the floor, Living Room having the benefit of recessed mood lighting, luxury Family Bathroom, stunning fitted Kitchen/Diner with a selection of cabinets and brand new integrated appliances plus bi-fold doors which open to reveal the rear garden, there are also 4 double Bedrooms, the master having En-suite facilities. Off road parking is provided by a block paved driveway to the front and side which will lead to a garage (pending). An enclosed rear garden with lawn and a paved patio provides the perfect place to relax or to entertain. The property also has the benefit of double glazing and central heating. Viewing is unreservedly recommended in order to appreciate this delightful property. Council Tax Band E



## Ground Floor

### Reception Hall



Access to this superb home is via a composite door with glazed side panels which opens to reveal the Reception Hall. This spacious, light and airy room also has oak doors which provide access to all principle rooms. Recessed lighting to the ceiling, a traditional style central heating radiator and tiling and the floor compliment this room perfectly.

### Reception Hall



### Living Room

13'11" x 15'2" (4.26 x 4.63)



This elegant room has a double glazed window to the front elevation providing views over the garden and approach to the house. Recessed lighting to the ceiling offers mood lighting and neutral carpeting assists the calming feel of this space. Background heating is provided by a traditional style central heating radiator.

### Family Bathroom

13'2" x 7'10" (4.03 x 2.39)



This stylish room has the benefit of stylish double wash hand basins set into a vanity cabinet also providing storage space, double shower enclosure with double rainwater shower heads and further riser shower head plus a superb double ended spa bath. Recessed lighting to the ceiling as well as a bathroom mirror with lighting and audio controls along with contrasting tiling to walls and tiling to the floor complete the calming feel of this luxurious room.

**Family Bathroom**



**Kitchen/Diner**



**Kitchen/Diner**

**16'7" x 16'8" (5.06 x 5.09)**



**Kitchen/Diner**



One of the main selling points of this delightful home is a stylish Kitchen/Diner having a distinctly contemporary feel featuring a comprehensive selection of floor, wall and drawer cabinets with inset sink and contrasting granite work surfaces. Brand new integrated appliances include a 5 ring hob, double extractor, high level oven, combination microwave, fridge freezer, dish washer and washing machine. Some of many features of this room include a central island, two vertical central heating radiators and laminate flooring. Natural light floods into this room from the bi folding doors to the rear elevation which open to reveal the block paved terrace and feature skylight plus background mood lighting is provided by recessed ceiling lights.

**Master Bedroom (Rear)**

**11'11" x 12'2" (3.64 x 3.72)**



A fabulous room featuring a double glazed window with views over the extensive rear gardens. The neutral decor of this room is complemented by a traditional style central heating radiator and carpeting to the floor. A door provides access to the En-suite Shower Room.



**Master Bedroom (Rear)**



**Bedroom 2 (Front)**



**En-suite Shower Room**  
**3'7" x 9'10" (1.11 x 3.00)**



**Bedroom 3 (Side)**  
**12'2" x 8'8" (3.71 x 2.66)**



Leading from the bedroom this room has a pedestal wash hand basin, close coupled w.c. and an enclosed shower cubicle. This room also has the benefit of heated towel rail, tiling to walls and tiling to floor. Natural light is provided by a double glazed window and mood lighting from recessed lighting to the ceiling.

An attractive double bedroom room having a double glazed window to the side elevation with traditional style central heating radiator below.

**Bedroom 2 (Front)**  
**12'0" x 9'8" (3.68 x 2.95)**



Set to the front of the property, natural light flows through the double glazed window of this double bedroom. A traditional style central heating radiator completes this elegant room.

**Bedroom 4 (Side)**  
**11'10" x 8'8" (3.63 x 2.66)**



Again set to the side of the property, natural light flows through a double glazed window and heating is provide by a traditional style central heating radiator.



## Exterior



Entrance to this impressive property is from a block paved driveway to the front and side which also provides ample parking space for a number of vehicles. The rear of the property has a spacious garden site which offers a rolling lawn and mature trees provide screening making this a very private and secure area and a safe haven for children. This peaceful and tranquil setting also offers a block paved patio and terrace accessed from the Kitchen/Diner ideal for entertaining.

## Exterior



## Gardens



## Gardens

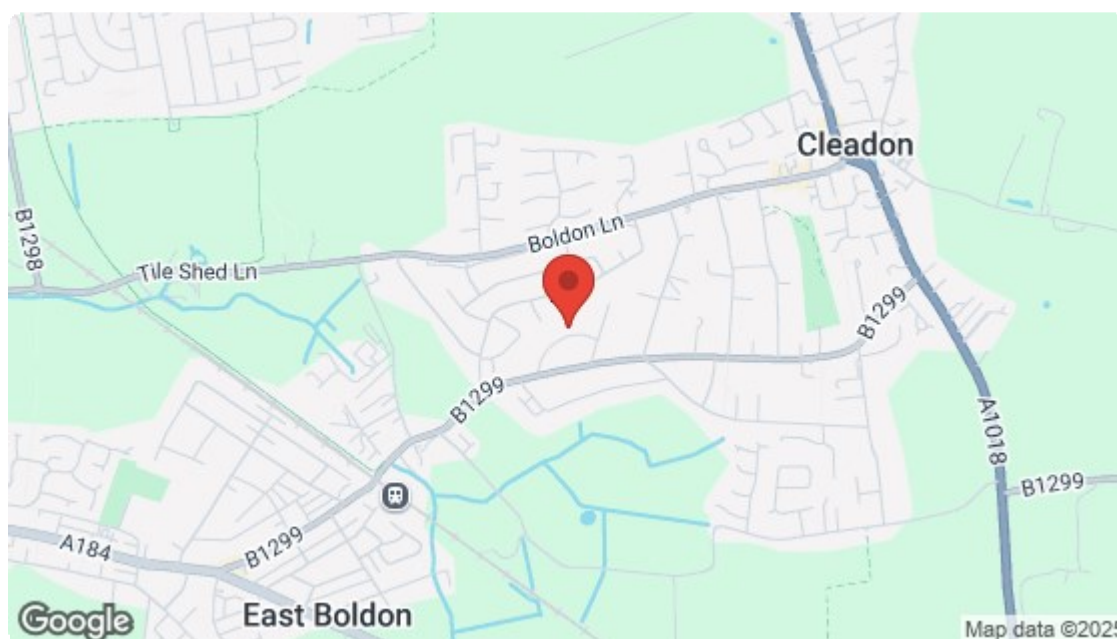
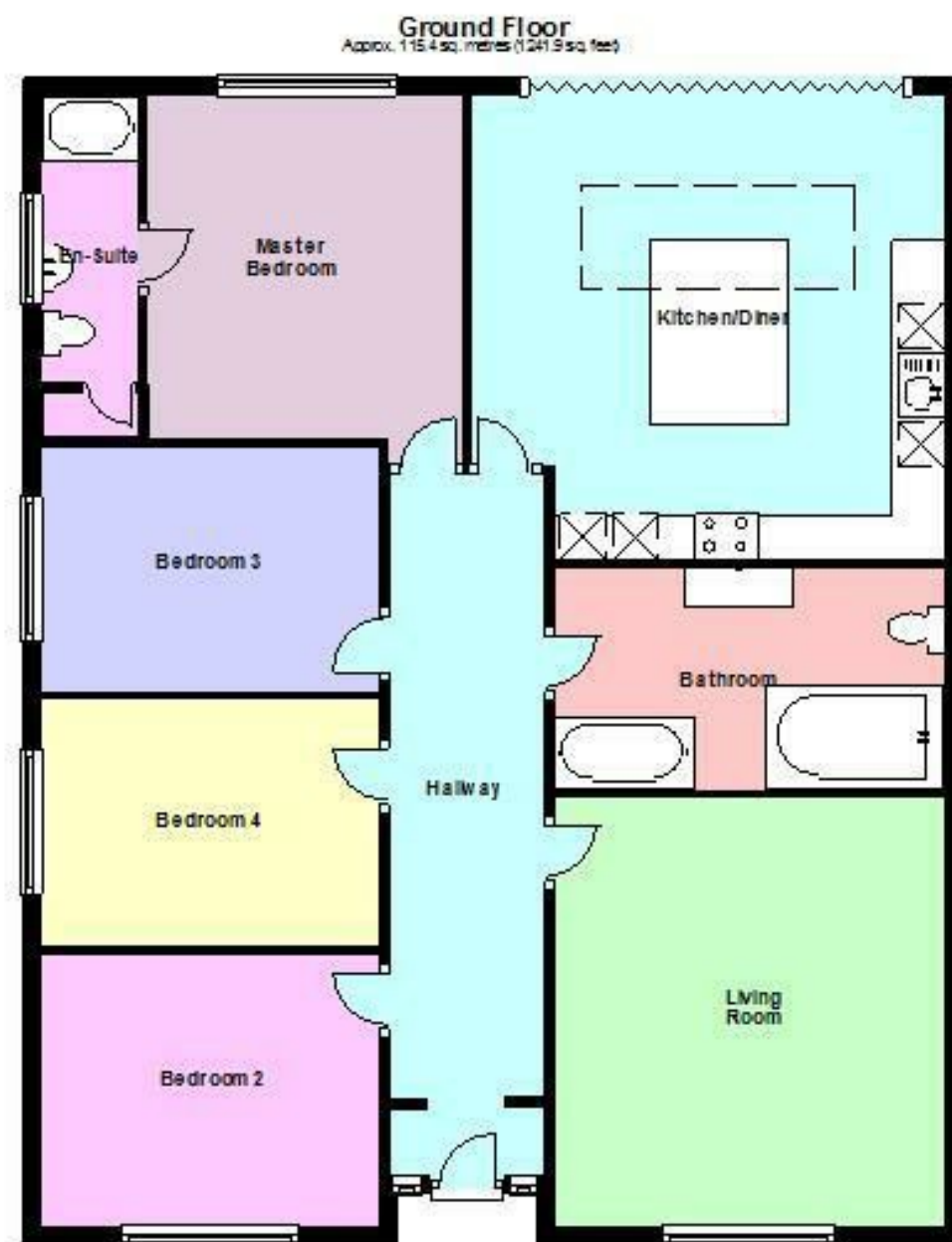


## Garage Pending

**16'4" x 13'1" (5.0 x 4.0 )**

The current vendors have instructed a garage to be erected to the rear of the property accessed via the block paved driveway.





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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate using a Sonic tape and should not be relied upon for complete accuracy. If you require exact measurements, please ask one of our negotiators to arrange an appointment to view the property, when your own measurements may be taken. It should not be assumed that the property has all necessary planning, building regulation or other consents. The Agent has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.