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**8 High Sand Grove, Cleadon, Tyne and Wear SR6 7RW**

**£375,000**

We are delighted to offer to the market this spacious, freehold, 3 double Bedroom detached dormer Bungalow with garage and gardens located in the heart of Cleadon Village. One of the most sought after villages in the area, Cleadon offers an excellent primary school, shops and restaurants plus easy access to Cleadon Hills and the Coast.

In addition, this superb home is also within the catchment area for Whitburn Academy. Any purchasers will not be disappointed with the internal layout and dimensions of this superb home which briefly comprises: Entrance Hall with staircase to the first floor, Ground Floor W.C., 22ft 11" Living/Dining Room which spans the front of this deceptively spacious home, a double Bedroom and a Kitchen fitted with floor and wall cabinets. To the first floor are 2 further double Bedrooms and a Family Shower Room. This delightful home requires modernisation and offers scope for further development subject to the usual building and planning consents. Externally there is mature garden to the rear and a garden with driveway to front, which leads to a single garage. We expect a quick sale on this property, so please arrange to view as soon as possible. Council Tax Band E

**NOTE FOR PROSPECTIVE BUYERS:**

The property has historically suffered two episodes of drain related subsidence. The most recent has a certificate of structural adequacy and guarantee available.

**Ground Floor****Hallway**

Accessed via a UPVC door with glazed panels one of the main focal points of hallway is the stair case leading to the first floor. A built in under stairs cupboard provides storage space and background heating is provided by a central heating radiator.

**Ground Floor W.C.**

7'0" x 2'8" (2.14 x 0.83)



Leading from a door from the Hallway, facilities of this room include a low level w.c and wash hand basin. Natural light is provided by a window to the side elevation, there is also a central heating radiator.

**Living/Dining Room**

22'11" x 15'10" (7.00 x 4.85)



Located at the front of the property this magnificent room is bathed in natural light from windows to the front elevation offering views over the mature garden. There is a feature fire surround with matching hearth plus inset electric fire. Further features of this room include 3 central heating radiators which provide back ground heating and there is also wiring for wall lights.

**Living/Dining Room****Bedroom 1 (Rear)**

12'11" x 10'11" (3.96 x 3.34)



Located at the rear of the property this double bedroom features a window to the rear offering views over the garden. Heating to this room is provided by a central heating radiator.

**Kitchen**  
9'6" x 10'11" (2.92 x 3.35)



Fitted with a range of floor and wall cabinets with inset stainless steel sink unit and contrasting work surfaces, There is space for a free standing cooker and washing machine. Natural light to this room is provided by a window to the rear elevation and doors lead to the Hallway and Garage. This room also has the benefit of splash back tiling to the walls and a central heating radiator.

**Kitchen**



**First Floor**

**Landing**

Flooded in natural light from a window, doors lead from this room giving access to all first floor rooms.

**Bedroom 2 (Rear)**  
17'5" x 10'11" (5.32 x 3.35)



A spacious double bedroom flooded in natural light from double glazed window to the rear elevation. A built in cupboard offers storage space. This room also benefits from a central heating radiator.

**Family Shower Room**  
6'9" x 7'9" (2.06 x 2.37)



The perfect room to relax and unwind in the shower enclosure. The neutral decor of this room contrasts with the white pedestal wash hand basin and close coupled w.c. This room also has the benefit of a window, central heating radiator and splash back tiling to the walls.

### Bedroom 3 (Front)

13'9" x 14'0" (4.21 x 4.27)



Located at the front of the property, this double bedroom has a window with a central heating radiator below. Fitted wardrobes provide hanging and storage space.

### Exterior



This spacious home is accessed via a private driveway to the front which leads through the garden offering mature trees and lawn and surrounded by a boundary wall. There is also a garage accessed via an up and over door.

To the rear of the property, there is a private garden, comprising mature trees and lawn offering a secure environment for family living, playing children or alfresco dining.

### Rear Garden



### Front Garden





| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              | <b>32</b> | <b>79</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 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>                                              | <b>32</b> | <b>79</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.