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20 Bywell Road, Cleadon, SR6 7QT

£465,000

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.

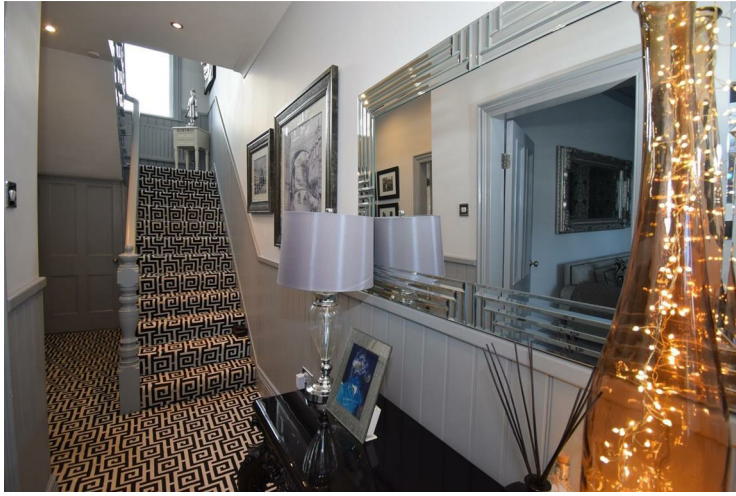
Close to the shops, pubs and restaurants of Cleadon Village and East Boldon plus within easy access of the Cleadon Hills and the Coast. The property is located within the catchment area for Cleadon C of E Academy and Whitburn Academy. This delightful home briefly comprises; Entrance Porch, Reception Hall with staircase leading to the upper floors, Ground Floor W.C., Living Room with feature walk in bay window, Dining Room, Kitchen/Breakfasting Room featuring a comprehensive range of cabinets integrated appliances and French doors providing access to the stunning south facing rear garden, there is also a door leading from the Kitchen/Breakfasting Room 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 further double Bedroom with En-suite facilities. The property oozes charm and has a host of period features to include high skirtings, plaster work coving and fabulous tall ceilings. A further feature of this stunning home is the enclosed south facing garden to the rear having unrivalled views over Boldon Flats Nature Reserve, this space offers a plentiful array of mature planting and lawn making this very a private and secure space for family living or ideal for playing children. A paved patio and composite decked terrace are perfect for entertaining or relaxation. Off street parking is provided by the block paved driveway which leads to the integrated garage. Viewing is highly recommended to appreciate this impressive home. Council Tax Band D

Ground Floor

Entrance Porch

Entrance to this impressive home is via a composite door. The entrance porch has the benefit of double glazed windows to 3 elevations and tiling to the floor. A further door opens to reveal the Hallway.

Reception Hall



The hallway gives access to the Living Room, Dining Room and ground floor W.C. The quality balustrade staircase with feature newel posts leads to the upper floor and is complimented by traditional style panelling to walls. Also in the hall there is a central heating radiator and recessed lighting to the ceiling.

Reception Hall



Groud Floor W.C.

6'3" x 6'10" max (1.91 x 2.10 max)

Facilities of this room include a close coupled w.c. and wash hand basin set into a vanity unit also providing storage space. This room also has the benefit of tiling to the floor.

Living Room

15'2" x 12'4" (4.64 x 3.77)



This superb room situated at the front of the property provides views over the front garden from the walk in bay window with plantation shutters. The focal point of this room is the feature fire surround with electric fire. This room also offers a host of period features including coving to ceiling, high skirtings and carpet to the floor.

Dining Room

12'8" x 13'4" (3.87 x 4.07)



This superb room situated at the rear of the property is flooded with natural light from a double glazed window which also offers views over the rear garden and Boldon Flats Nature Reserve beyond. The colour scheme in this room is complimented by coving to the ceiling and herringbone flooring. Heating is provided by a central heating radiator.

Kitchen/Breakfasting Room 14'2" x 18'9" (4.32 x 5.72)



One of the main selling points of this stunning home is the Kitchen/Breakfasting Room fitted with a comprehensive range of high quality shaker style base, wall and drawer cabinets with inset ceramic sink and contrasting work surfaces. Integrated appliances include a double extractor hood, fridge, freezer and dish washer, there is also space for range style cooker. The design of this room takes full advantage of the vaulted ceiling with exposed beams and recessed lighting. Magnificent feature French doors offer views over the south facing rear garden and Boldon Flats beyond. There is also a double glazed window to the side elevation, column style central heating radiator, splash back tiling to the walls and contrasting flooring. This delightful room also has the benefit of a door allowing access to the Utility.

Kitchen/Breakfasting Room



Utility 5'10" x 8'10" (1.79 x 2.71)

Leading from the Kitchen/Breakfasting Room this room offers recessed lighting to the ceiling and plumbing for appliances. Natural light is provided by a double glazed window to the side elevation and there is also a central heating radiator. Doors lead from this room allowing access to the garage and side elevation.

First Floor

Landing



A light and airy, galleried landing with double glazed window providing views of the rear garden and Boldon Flats. A further staircase provides access to the second floor. Heating to this room is from a central heating radiator and a built in cupboard offers storage space.

Bedroom 1 (Rear) 12'8" x 13'7" (3.88 x 4.15)



This wonderfully positioned spacious double bedroom, has unrivalled views over the rear garden and Boldon Flats beyond. The room has the benefit of a double glazed window and central heating radiator. The neutral decor in this room is complimented by coving to the ceiling and carpet to the floor.

Bedroom 2 (Front)

12'9" x 12'6" (3.91 x 3.83)



This spacious double bedroom is located at the front of the property and offers a double glazed window and coving to the ceiling. Background heating to this room is provided by a central heating radiator.

Family Bathroom

6'4" x 8'11" (1.94 x 2.73)



This beautiful room has the benefit of a stylish wash hand basin set into a traditional style vanity unit also providing storage space, close coupled w.c. and roll top bath with shower attachment to the mixer tap. A double glazed window with plantation shutters offers natural lighting whilst recessed lighting to the ceiling provides mood lighting. Traditional style panelling and splash back tiling to the walls complete the calming feel of this luxurious room. Heating to this room is via a ladder style heated towel rail.

Second Floor

Landing

Bedroom 3

12'11" max x 16'2" (3.96 max x 4.94)



This delightful, light and airy double bedroom has the benefit of a Velux Roof light. This calming room also has a central heating radiator and built in cupboards to the eaves provide storage space. A door opens to reveal access to the En-suite facilities.

En-suite

5'2" x 8'0" (1.59 x 2.44)



An elegant en-suite bathroom offering a wash hand basin, close coupled w.c. and panelled bath with shower over. A Velux roof light provides natural lighting, splash back tiling to the walls and contrasting tiling to the floor compliments the neutral decor of this room perfectly.

Exterior



The beautifully presented south facing garden, together with this impressive home are accessed via a lawned garden with block paved driveway which provides off street parking and leads to an integrated garage. An enclosed south facing, mature garden to the rear of this spacious home provides a safe and secure environment for family living or a safe haven for playing children. A raised composite decked terrace accessed from the Kitchen/Breakfasting Room is ideal for outdoor entertaining. The remainder of the garden is lawn with a paved patio and mature planting to compliment the unrivalled views of the Boldon Flats Nature reserve.

Garden



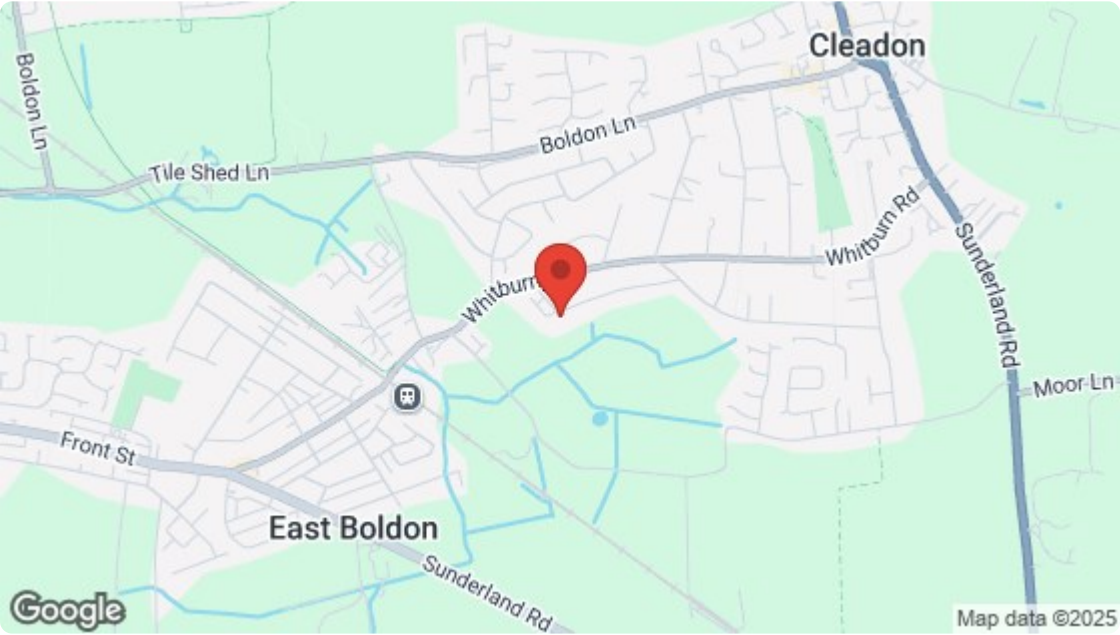
Garden



Garage

Accessed via an electric roller shutter door to the front and door to the rear leading to the Utility. The garage offers light and power and houses the central heating boiler.





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