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9 Cleadon Hill Drive, South Shields, Tyne & Wear NE34 8DU

£299,950

This great, freehold, semi-detached home offers plenty of space as well as potential. With 4 bedrooms and 3 reception rooms as well as a kitchen, utility room, garage and driveway, you're probably already interested. Add to that front and rear gardens and all in a quiet location beside the Cleadon Hills and not far from the sea-front, then what more could you want. We are expecting a quick sale, so arrange to view asap. Council Tax Band D.

Porch

Entry to this delightful home is via a composite door which opens to reveal the entrance porch with double glazed windows and tiling to the floor.

Entrance Hall



Natural light floods into this room from two windows and a door leading from the Entrance Porch with decorative glazed panel. Further features of this room include plaster work coving to the ceiling, dado rail and Parquet flooring. There is a small cloak cupboard and an under stair cupboard providing storage space. A stair case leads to the first floor.

Lounge

11'11" x 17'8" (3.65 x 5.40)



Leading from the Hallway, sliding doors at the rear of this spacious room provide access to the Conservatory. One of the focal points of this room is a traditional style fire surround which is complimented by plaster work coving to the ceiling and Parquet flooring. A central heating radiator provides back ground heating.

Conservatory

11'11" x 9'1" (3.65 x 2.79)



This space is perfect for entertaining or relaxing with your favourite book whilst enjoying views over the garden. Sliding doors open to reveal access to the rear garden.

Dining Room

11'11" x 12'8" (3.65 x 3.88)



Located at the front of the property, this room is currently being used as a sitting room. One of the many features of this room is a walk in bay window with central heating radiator below. Plaster work coving to the ceiling and wood flooring complete the calming feel of this room.

Bedroom 4 (Front)
11'11" x 9'11" (3.64 x 3.03)



A double glazed window to the front elevation overlooks the block paved low maintenance garden. This ground floor bedroom could equally be used as a study/home office. A central heating radiator provides background heating.

Kitchen
11'10" x 11'4" (3.61 x 3.47)



The Kitchen offers a comprehensive range of floor, wall and drawer cabinets with an inset sink unit and contrasting work surfaces. Integrated appliances include an oven, hob, extractor fan and fridge freezer. Double glazed windows to 2 elevations as well as recessed lighting to the ceiling, a central heating radiator, splash back tiling to the walls and contrasting tiling to the floor complete this Kitchen perfectly.

Kitchen



Utility Room
5'5" x 11'8" (1.67 x 3.58)



Doors lead from the Kitchen and garage provide access to this room. There is space for a washing machine and tumble dryer below a fitted work surface. There is also a double glazed window and tiling to the floor plus a further door providing access to the driveway at the side of the house.

First Floor
Landing with doors leading to all principal rooms.

Bedroom 1 (Rear)
9'4" x 13'1" (2.85 x 4.01)



Located at the rear of the property, this double bedroom has the

benefit of a double glazed window with views over the rear garden. Fitted wardrobes and drawers provide storage and hanging space. Background heating is provided by a central heating radiator.

Bedroom 2 (Front)

10'6" x 9'8" (3.21 x 2.96)



Located at the front of the property, this light and airy double bedroom has a double glazed window with central heating radiator below.

Bedroom 3 (Front)

8'11" x 6'9" (2.74 x 2.06)



This single bedroom has a double glazed window to the front elevation and built in cupboards provide eaves storage.

Separate WC

5'4" x 2'10" (1.64 x 0.87)



Facilities of this room include a close coupled wc, plus tiling to the walls and floor. There is also a double glazed window to the side elevation.

Bathroom

8'0" x 9'2" (2.46 x 2.80)



This elegant room offers the perfect place to relax and comprises a pedestal wash hand basin, walk in shower enclosure and panelled bath. Recessed lighting to the ceiling provides mood lighting whilst two double glazed windows to the side elevation provide natural lighting. Tiling to the walls together with contrasting tiling to the floor, ladder style heated towel rail complete the calming feel of this room.

Exterior



To the front of this spacious home is a block paved low maintenance garden and driveway which provides off street parking and leads to the garage. The rear of the property has a superb garden site providing lawned area, mature planting to borders, flagged patio area and a further block paved patio area making this a safe and secure area for playing children or the ideal place for outdoor entertaining. There is also a garden shed.

Garage

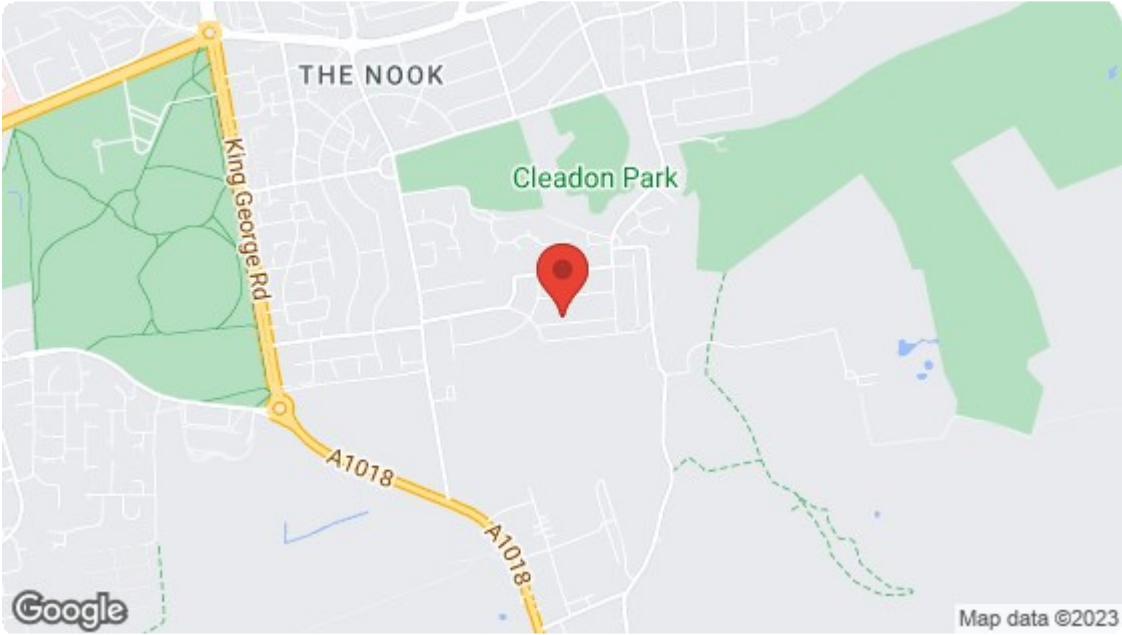


Accessed via an electric roller shutter door and door from the Utility Room.

Garden



Garden



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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