

**STUART
EDWARDS**



East Boldon Road

Cleaton, Sunderland SR6 7TB

- Superb 3 Bedroom Semi Detached House
 - Lounge, Dining Room & Conservatory
 - Bathroom, Shower Room & Separate WC
 - Garden With Paved Area
 - Chain Free
- Much Sought After Location
 - Kitchen & Utility Area
 - Garage & Gated Driveway
- Walking Distance From Boldon Metro Station

Asking Price £275,000





FULL DESCRIPTION

NO ONWARD CHAIN INVOLVED! Superb 3 bedroom semi detached house is situated in the sought after area of Cleadon, within walking distance of East Boldon Metro Station with links to Newcastle & Sunderland City Centre, schools including Cleadon and Whitburn Academy . Early viewing is highly recommended. This superb 3 bedroom semi detached house is situated in the much sought after area of Cleadon located close to local shops, is within walking distance of East Boldon Metro Station with links to Newcastle & Sunderland City Centre, schools including Cleadon and Whitburn Academy and other amenities. The property itself benefits from gas central heating, a security alarm system, double glazing, luxury bathroom suites, contemporary decor and briefly comprises of Entrance Porch, Inner Hall, Kitchen, Utility Area, Conservatory, Living Room, Dining Room & Bathroom and to the First Floor 3 Bedrooms, Shower Room & Separate WC. Externally there is a front garden and gated driveway leading to the garage whilst to the rear is a lovely garden with paved area, lawn and paved area to the rear. Early viewing of this family home is highly recommended to avoid disappointment.

ENTRANCE PORCH

The porch has a range of double glazed windows leading to;

INNER HALLWAY

Wood floor, radiator, stairs to the first floor, under stairs storage cupboard, alarm control panel

LOUNGE

11'1" x 15'8"

The living room has a double glazed window to the front elevation, double radiator, laminate floor, modern wall mounted inset gas fire.

DINING ROOM

9'6" x 8'0"

The dining room has a double glazed window to the rear elevation, laminate floor, double radiator.

KITCHEN

8'0" x 12'4"

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, glass display cabinet, wine rack, electric oven, 5 ring gas hob with extractor over, double glazed window to the rear elevation, tiled floor.

UTILITY AREA

5'6" x 8'9"

Tiled floor, plumbed for a washing machine, space for free standing fridge/freezer and double radiator.

CONSERVATORY

14'4" x 8'6"

The conservatory has a full range of double glazed windows overlooking the rear garden, tiled floor and radiator.

BATHROOM

Contemporary white suite comprising low level wc, glass wash hand basin with mixer tap set on a vanity unit, tiled floor, tiled walls, corner bath with mixer tap, double glazed window to the rear elevation, extractor, recessed spot lights, chrome towel radiator.

FIRST FLOOR

Landing, double glazed window, storage cupboard

BEDROOM 1

9'11" x 10'7"

Front facing, double glazed window, full range of fitted wardrobes, wood floor, radiator

BEDROOM 2

9'4" x 9'5"

Rear facing, double radiator, double glazed window.

BEDROOM 3

8'10" x 10'8"

Front facing, double glazed window, radiator, loft access - ladder access and loft space is boarded for storage

SHOWER ROOM

White suite comprising wash hand basin set on a vanity unit, corner shower with rainfall style shower head with an additional riser rail, tiled walls and floor, extractor, recessed spot lighting.

SEPERATE WC

Low level wc, double glazed window to the rear, recessed spot lighting, wall hung wash hand basin with mixer tap.

GARAGE

Accessed via and electric roller shutter, wall mounted gas central heating boiler.

EXTERNALLY

Externally there is a front garden and gated driveway leading to the garage whilst to the rear is a lovely garden with paved area, lawn and decking area to the rear.

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We

cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8076-7720-4309-9760-7992>

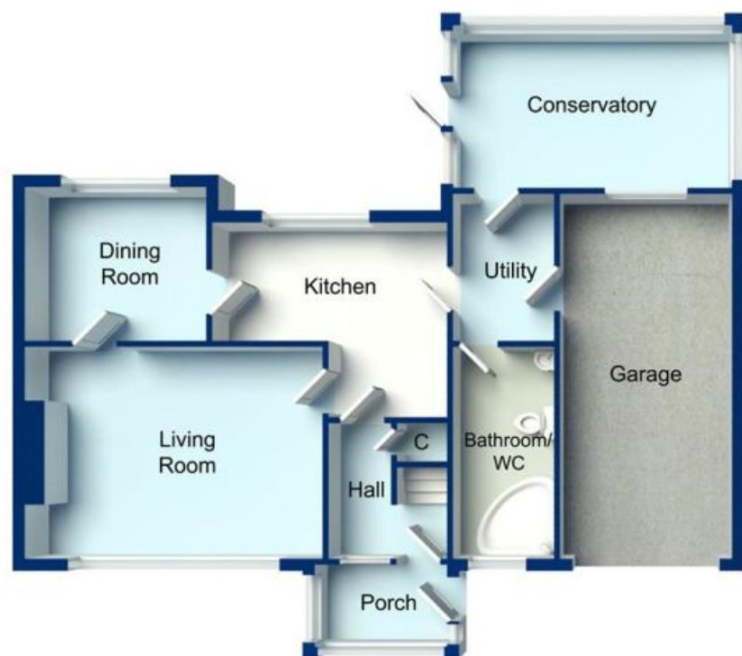
THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: C
EPC Rating: D



Ground Floor



First Floor

34 East Boldon Road

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

