

This beautifully presented 3 bedroom detached home situated on a quiet cul-de-sac development in the heart of the picturesque village of Cleadon, offers an exciting opportunity for those who wish to live within close proximity of Cleadon Church of England Academy in a semi rural locality. Decorated to a good standard throughout, the property internally features a reception hall, lounge, dining room, breakfasting kitchen, conservatory, ground floor WC, 3 bedrooms, en-suite and bathroom, whilst externally there are gardens to the front and rear together with a long drive to the side with attached garage. Walking distance from Cleadon Village centre, with its selection of bars, restaurants, cafés, hairdressers and shopping facilities the property is also within easy reach of East Boldon metro station and offers excellent transport links through to Sunderland city centre, South Shields and Newcastle-upon-Tyne.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Entrance Hallway

Fitted overhead spotlights, staircase to first floor, radiator and door to the cloakroom WC.

Cloakroom WC

Fit with a low level WC, wash basin, radiator and tiled flooring.

Lounge 22'9" x 15'10"

UPVC double glazed windows to the front, fitted overhead spotlights, 2 radiator's and hardwood flooring.

Dining Kitchen 22'10" x 10'11"

Fitted base and eye level units with work surfaces over incorporating a sink unit and breakfast bar. Integrated appliances include a microwave, oven, hob and extractor hood. There's also fitted overhead spotlights, radiator, tiled splashbacks, plumbing for Dishwasher, French style doors to the rear garden and double doors into the conservatory.

Conservatory 13'1" x 7'6"

French style doors to the rear garden, radiator and UPVC double glazed windows. A door leads to the garage.

First Floor Landing

Access to the loft via a ceiling hatch and a radiator.

Master Bedroom 14'0" x 14'4"

UPVC double glazed window, radiator, built in cupboard and door to the en-suite.

En-Suite Shower Room

Fitted with a low level WC, wash basin set into vanity unit and walk in shower enclosure. Heated towel rail, tiled flooring, overhead spotlights and Velux window.

Bedroom 2 11'6" x 7'7"

Velux window, radiator, fitted wardrobes and drawer units and fitted overhead spotlights.

Bedroom 3 10'11" x 10'4"

UPVC double glazed window, radiator, overhead spotlights and fitted wardrobes and drawer units.

Bathroom

Low level WC, wash basin and p-shaped bath with overhead shower. Fitted overhead spotlights, heated towel rail, UPVC double glazed window and tiled walls and flooring.

Outside

Driveway to the front providing access to the garage and off street parking. At the rear there is a decked seating area, established borders and a lawned area.

Garage

With a radiator, wall mounted central heating boiler and a roller shutter access door. There's also space and plumbing provided for the inclusion of a washing machine and a tumble dryer.

Council Tax

The Council Tax Band is Band E

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy

themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

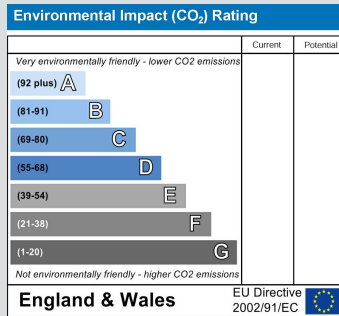
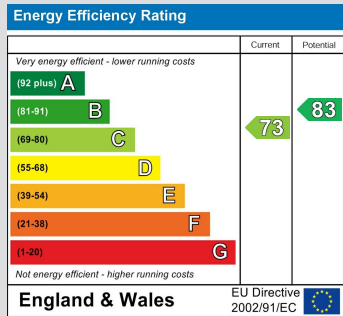
MAIN ROOMS AND DIMENSIONS

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

