









Occupying a quiet cul-de-sac position within the ever fashionable Cleadon Meadows development just a short stroll from Cleadon village centre, this well proportioned, extended, three bedroom, semi detached home with west facing gardens to the rear offers an exciting opportunity to those families who wish to live in this quiet and highly regarded locality.

Available with no upward chain, the property internally offers accommodation comprising a reception hall, ground floor washroom, lounge, dining room, conservatory, kitchen/diner with separate utility and shower room, three first floor bedrooms and a large bathroom, whilst features of note include gas central heating, UPVC double glazing, beautiful gardens to the front with a double drive to side and a garage, and attractive enclosed gardens to the rear.

The picturesque village of Cleadon is well known for its semi rural situation and close to hand local amenities including, good schools, nearby Metro Stations and boutique shops, cafes, restaurants, bars and pubs, whilst the nearby villages of Whitburn and East Boldon are also within easy reach. With superb transport links leading through to Sunderland City Centre, South Shields, Newcastle Upon Tyne and major road networks through to the wider North East conurbation, this delightful home situated in a wonderful location is without a doubt going to be the subject of considerable interest and therefore be viewed as a matter of urgency to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to

## Reception Hall



With turned oak staircase with cupboard under, LVT flooring, single radiator, wall lights.

## Ground Floor WC



Low level WC, pedestal wash basin - white suite with mosaic tile splashback, UPVC double glazed window to front elevation.

## Lounge 15'2" x 13'2"



Marble insert and hearth together with oak surround, wall lights, UPVC double glazed window to front elevation, radiator, glazed double doors to dining room.

## Dining Room 9'3" x 16'2"



Wall lights, 2x double radiators, UPVC double glazed sliding patio door to the conservatory.

## Conservatory 9'4" x 9'4"



UPVC lined ceiling, double glazed single door leading out into rear garden, double radiator, tiled floor.

## Kitchen 9'3" x 16'2"



Selection of wall and floor cupboards with working surfaces, incorporating a double bowl stainless steel sink unit with pedestal mixer tap, integrated appliances include a gas hob and built under electric oven whilst there is space and plumbing for a dishwasher, glass fronted display cabinets, tiled splashbacks, fitted shelving, wall lights, UPVC double glazed window to the rear elevation overlooking gardens, tiled floor, double radiator, dining area, utility and shower room.

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# MAIN ROOMS AND DIMENSIONS

## Utility 8'3" x 9'10"



Plumbing for washer, space for tumble dryer, fridge and freezer, wall mounted gas combination boiler serving hot water and radiators, double radiator, UPVC double glazed window and door leading out onto rear gardens, interconnecting door to garage.

## Shower Room

Shower cubicle, UPVC double glazed window.

## Half Landing

UPVC double glazed window to side elevation.

## First Floor Landing

Shelved cupboard.

## Bedroom 1 (front) 10'11" x 14'8"



Fitted wardrobes, UPVC double glazed window, single radiator.

## Bedroom 2 (rear) 12'0" x 11'0"



Fitted wardrobes with overhead cupboard, bedside cabinets, drawers, washbasin vanity unit with drawer and cupboards under, wall lights, single radiator, UPVC double glazed window to rear elevation.

## Bedroom 3 (front) 10'1" x 8'10"



Fitted wardrobes, UPVC double glazed window, double radiator, built in cupboard.

## Bathroom



Low level WC, bidet, washbasin, bath and stand alone

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shower cubicle - coloured suite with wall tiled, LVT flooring, double radiator, wall lights.

## Outside



Beautifully presented mature gardens to the front with a double drive to the side leading to attached brick garage with electric remote control roller shutter door, superb enclosed gardens to the rear accessed via the conservatory and utility.

## Garage 17'3" x 10'0"

With electric remote control roller shutter door, Interconnecting door to utility.

## Council Tax Band

The Council Tax Band is Band D.

## 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:-

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## 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.

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## Sea Road Viewings

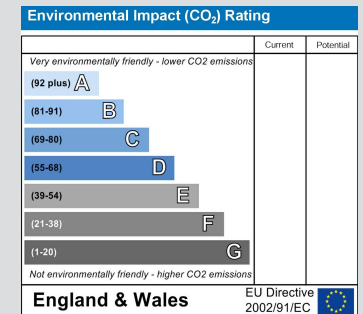
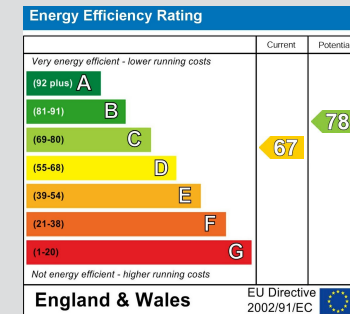
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



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Ground Floor  
Approximate Floor Area  
(73.07 sq.m)



First Floor  
Approximate Floor Area  
(49.16 sq.m)

