









Occupying a sought after position within the highly regarded Cleadon Meadows estate and boasting a wonderful aspect to the side overlooking Greenbelt, this popular style three bedroom link detached home available with no upward chain offers an exciting opportunity to both families and first time buyers alike. With internal accommodation comprising entrance porch, reception hall, open plan lounge/diner, breakfast room sharing an open plan arrangement with fitted kitchen, three bedrooms and a shower room, the property also benefits from gas central heating, UPVC double glazing, gardens to the front and rear together with a drive and garage to the side.

In need of some modernising and updating but priced accordingly, the property is in a wonderful position in easy walking distance of Cleadon Village centre and is perfect for those who wish to live in a semi rural locality with outstanding amenities and schools close to hand.

Within walking distance of Cleadon Church of England Academy, local nursery, cafes, restaurants, bars and shops, the property is also well placed for East Boldon Metro station making it ideal for those who wish to commute through to Newcastle Upon Tyne and also is within easy reach of Sunderland's magnificent coastline with award winning Blue Flag beaches. This truly is a wonderful home with a huge level of interest anticipated and immediate internal inspection is unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to porch.

Entrance Porch

Wood effect tiled flooring and part glazed door to hallway.

Reception Hall



Understairs storage cupboard, double radiator and tiled floor.

Cloakroom/WC



Low level WC and washbasin vanity unit with cupboards under - attractive white suite, part tiled walls, heated towel rail, UPVC double glazed window to front, LED downlights and wood effect tiled floor.

Lounge 12'4" x 12'10"



Floor to ceiling picture UPVC double glazed windows to front, fireplace, wall lights, coved cornicing to ceiling and double radiator. Open plan to dining room.

Dining Room 9'5" x 8'7"



UPVC double glazed window to rear overlooking gardens, double radiator and coved cornicing to ceiling.

Breakfast Room 9'4" x 11'6"



Into bay with UPVC double glazed windows overlooking rear garden, double radiator, arch through to kitchen.

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MAIN ROOMS AND DIMENSIONS

Kitchen 8'9" x 9'6"



Base and eye level units with marble coloured working surfaces incorporating a 1 1/2 bowl single drainer sink unit with pedestal mixer tap, gas hob, overhead extractor hood, built under electric oven, space and plumbing for dishwasher, under bench fridge, UPVC double glazed windows and door to rear providing access out into gardens, wood effect laminate flooring, tiled splashbacks, fitted shelving, worktop lights, and connecting door to garage.

First Floor Landing

Access point to loft. UPVC double glazed window to side.

Bedroom 1 (front) 11'3" x 12'3"



UPVC double glazed window to front and single radiator.

Bedroom 2 (rear) 10'7" x 9'0"



UPVC double glazed window to rear and single radiator.

Bedroom 3 (front) 7'6" x 7'6"



UPVC double glazed window to front and single radiator.

Bathroom



Low level WC, pedestal washbasin with fitted glass shelf and mirror fronted medicine cabinet, corner shower cubicle - white suite with wall and floor tiles, timber lined ceiling, UPVC double glazed window to rear. Cupboard discreetly concealing wall mounted gas boiler serving hot water and radiators.

Outside



Laid to lawn gardens to the front with established borders, mature Evergreen shrubs and block paved drive with space for up to two small cars. Enclosed gardens to the rear with lawns and established borders and timber shed.

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MAIN ROOMS AND DIMENSIONS

Garage 10'0" x 18'0"

Space and plumbing for automatic washing machine and tumble dryer, space for fridge freezer, up and over door, single door providing access to front garden, cold water supply, strip lighting, sockets.

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.

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Sea Road Viewings

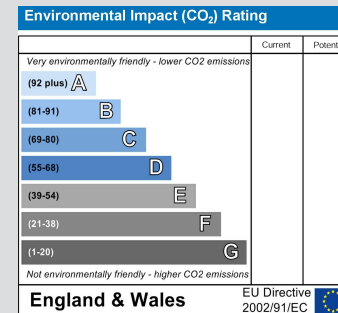
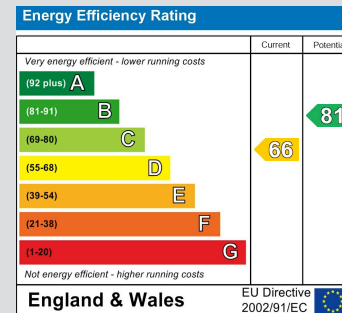
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

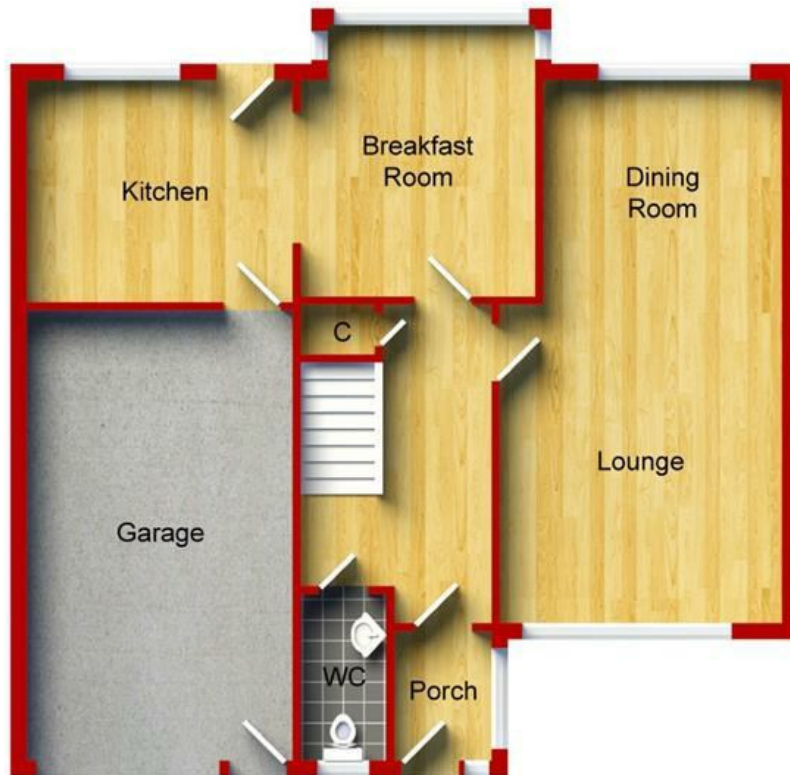
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

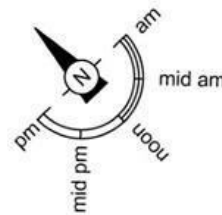
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Ground Floor
Approximate Floor Area
(52.07 sq.m)



First Floor
Approximate Floor Area
(38.41 sq.m)

63 Cleadon Meadows