



East Boldon Road, Cleadon, SR6

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## East Boldon Road, Cleadon, SR6

### Offers In The Region Of £369,950

This stunning three-bedroom semi-detached home is situated in the highly sought-after village of Cleadon, offering stylish and well-planned accommodation suited to families and a variety of buyers.

At the heart of the home is the impressive open-plan kitchen, fitted with a mix of quartz and wood worktops, an integrated dishwasher, ample storage and two large Velux windows that fill the space with natural light. Bifold doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. The open-plan living and dining area is equally inviting, benefiting from dual-aspect windows, a feature multi fuel burning stove set within an exposed brick fireplace, and direct access to the garden.

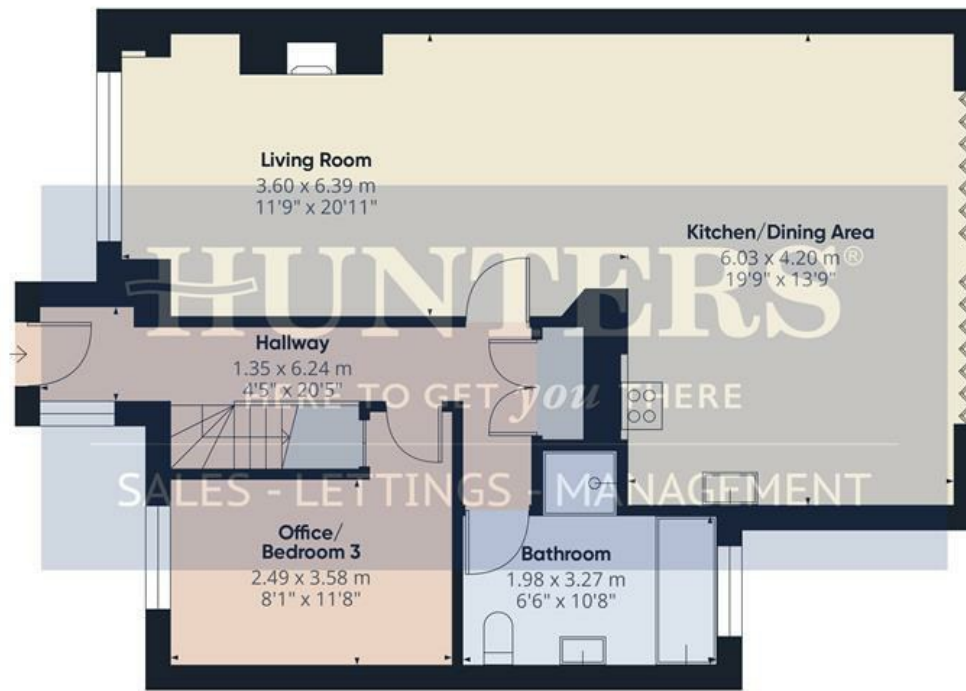
The ground floor is finished with engineered oak flooring throughout, complemented by wood internal doors and oak bannisters. A useful utility area provides space for a washing machine and dryer, while additional hallway storage adds practicality. Bedroom three is located on the ground floor and features built-in storage along with a double Murphy bed, making it a versatile space ideal for guests, a home office or an additional bedroom. Completing the ground floor is a beautifully appointed bathroom, fitted with a freestanding bath, walk-in shower and heated towel rail.

To the first floor, the master bedroom benefits from dual-aspect windows, fitted storage, ambient lighting and a stylish en-suite with a walk-in dual rain shower and heated towel rail. A further generously sized double bedroom enjoys triple-aspect windows and built-in storage.

Externally, the property benefits from a double driveway, single garage and a well-maintained rear garden featuring both decked and lawned areas, providing an ideal space for relaxing or entertaining. A summer house adds further versatility, perfect for storage, hobbies or enjoying the garden throughout the year.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

125.8 m<sup>2</sup>  
 1356 ft<sup>2</sup>

**Reduced headroom**

3.4 m<sup>2</sup>  
 36 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**Hallway**

4'5" x 20'5"

**Living Room**

11'9" x 20'11"

**Kitchen/Dining Room**

19'9" x 13'9"

**Office/Bedroom 3**

8'2" x 11'8"

**Bathroom**

6'5" x 10'8"

**Landing**

6'1" x 4'1"

**Bedroom 1**

12'3" x 17'4"

**Bedroom 2**


8'0" x 17'3"

**En-Suite**

4'5" x 6'3"

**Garage**

8'4" x 14'11"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







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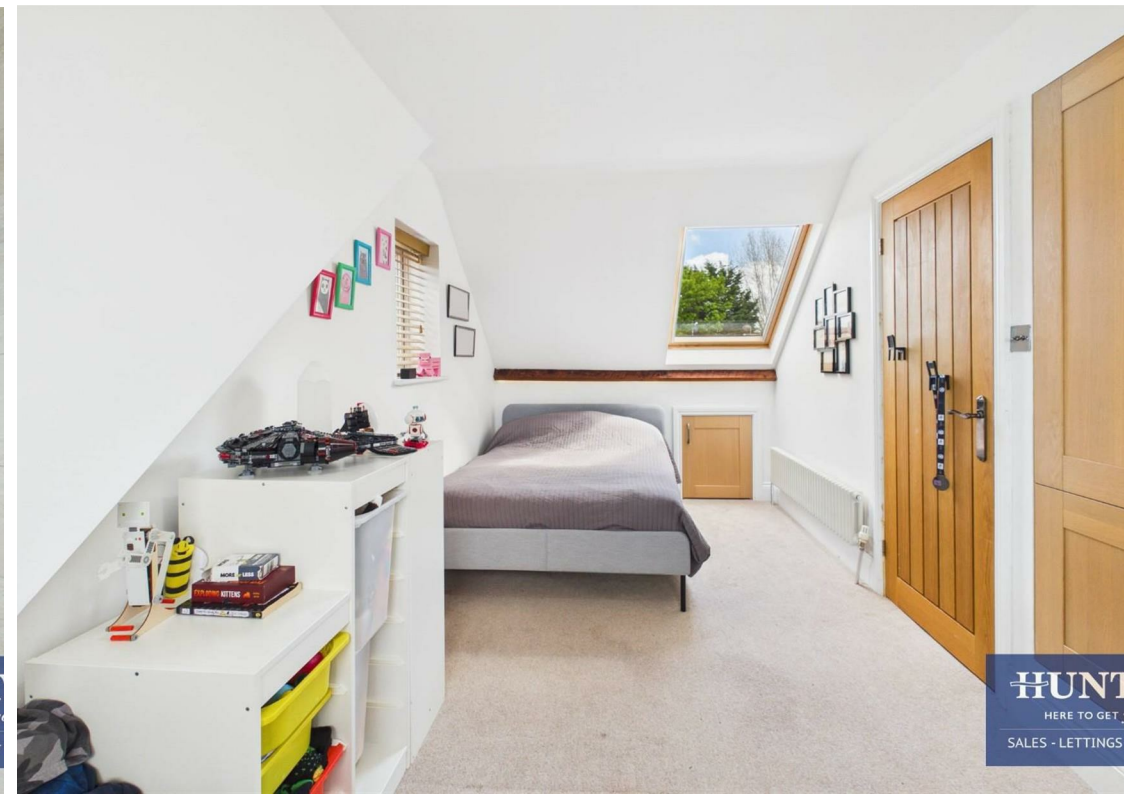
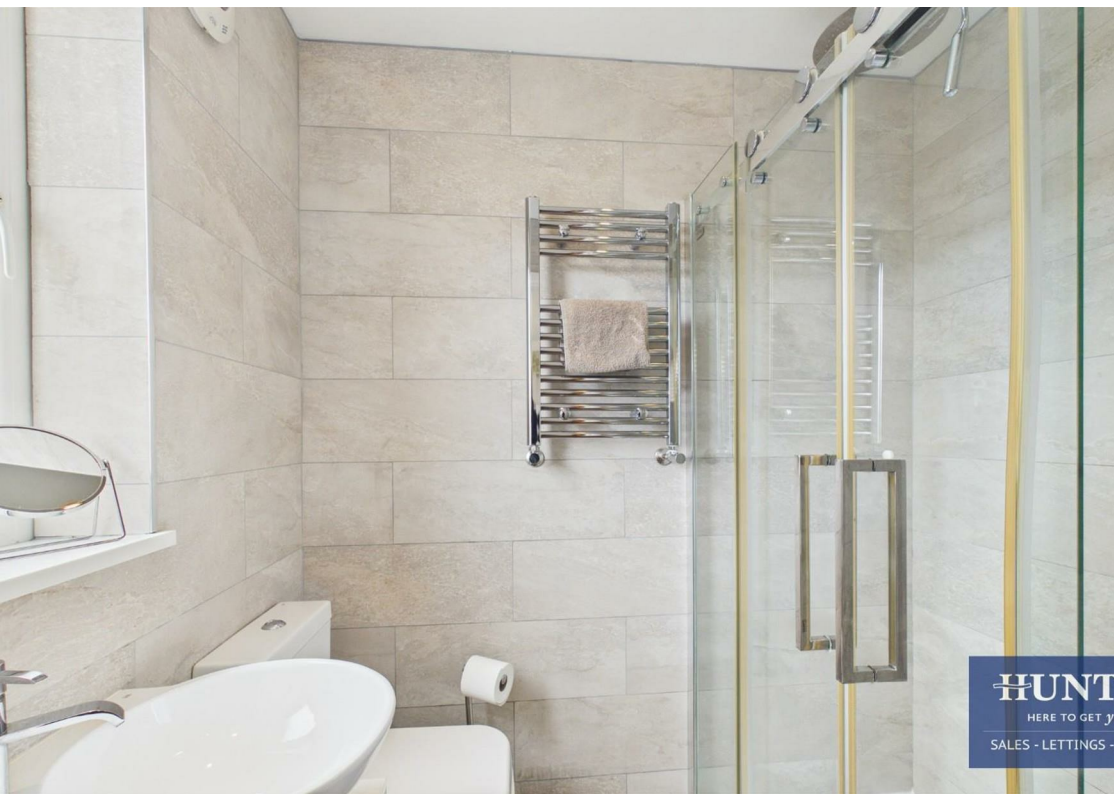
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