



112
Olson

East Boldon Road, Cleadon, Sunderland, SR6

HUNT

HERE TO GET y

SALES / AUCTIONS / LETTI

East Boldon Road, Cleadon, Sunderland, SR6

Offers In The Region Of £305,000

* 2 BEDROOM * SEMI DETACHED BUNGALOW * CLEADON * FREEHOLD * DOUBLE DRIVEWAY * SUMMER ROOM * GARDEN *

This beautiful two-bedroom semi-detached bungalow is offered for sale in the highly sought-after Cleadon area of Sunderland, offering convenient single-storey living in a well-established residential location.

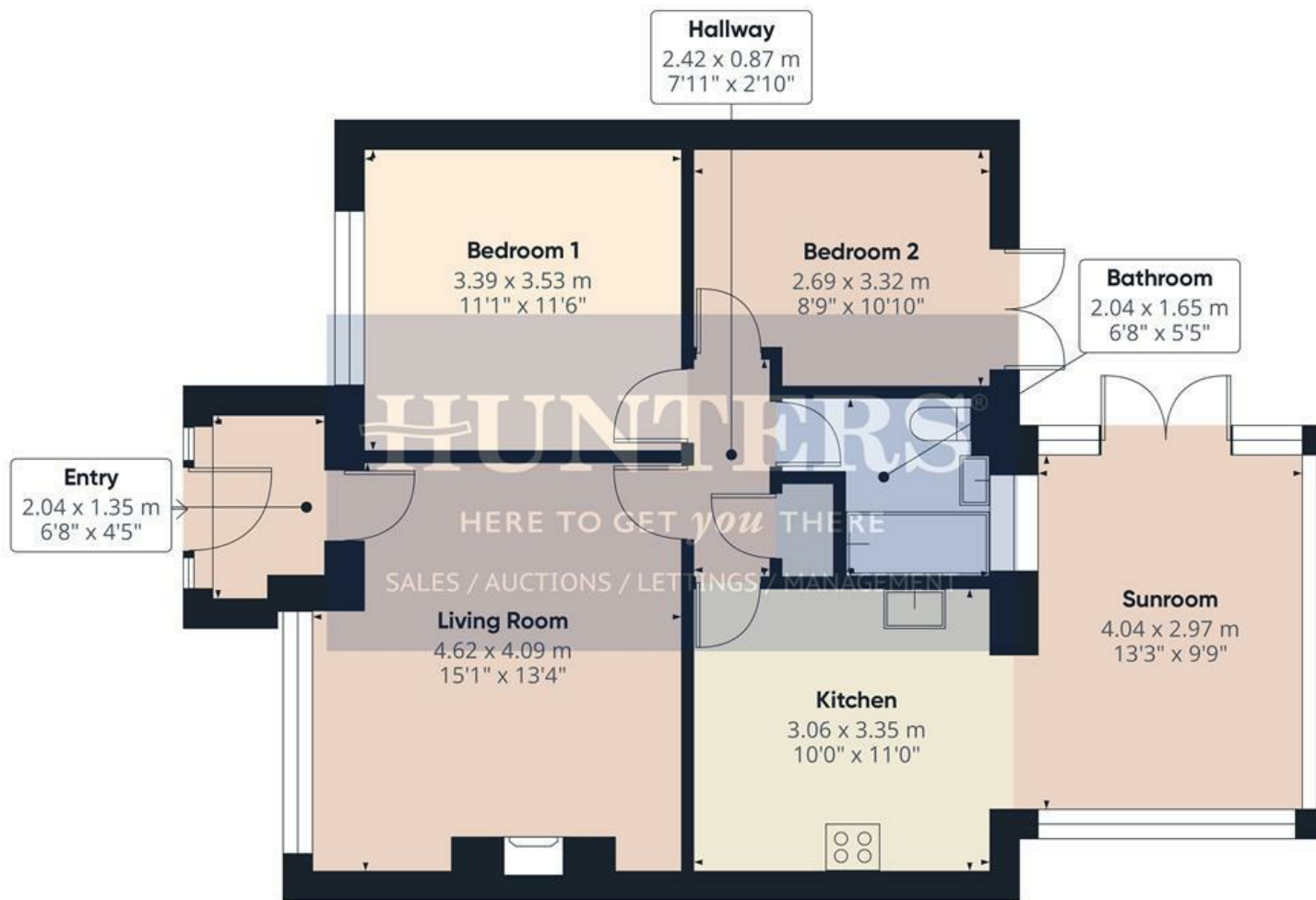
The property features a cosy reception room with a gas fire, oak flooring and wood-panelled walls, complemented by quality oak doors, skirting boards and architraves throughout much of the bungalow. The contemporary deep blue kitchen is both modern and practical, with a large tiled splashback, integrated dishwasher and fridge/freezer, together with a double electric range cooker with gas hob. The kitchen leads through to a bright sunroom, which provides access to the rear garden.

There are two double bedrooms, including a main bedroom with wood-panelled walls. The second bedroom benefits from patio doors opening directly onto the garden. The fully tiled bathroom is modern in style and includes a bath and heated towel rail.

Externally, the bungalow benefits from a double driveway and a low-maintenance, non-overlooked rear garden. The garage has been converted into a summer room with a useful utility area, providing additional flexible living space.

Cleadon is well regarded for its village atmosphere, with local shops, cafés and pubs nearby, while Cleadon Hills and coastal walks are also within easy reach. East Boldon Metro station is conveniently located for access to Newcastle, Sunderland and South Shields, making this an attractive location for those looking to enjoy a quieter residential setting while remaining within easy reach of surrounding areas.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

81.5 m²

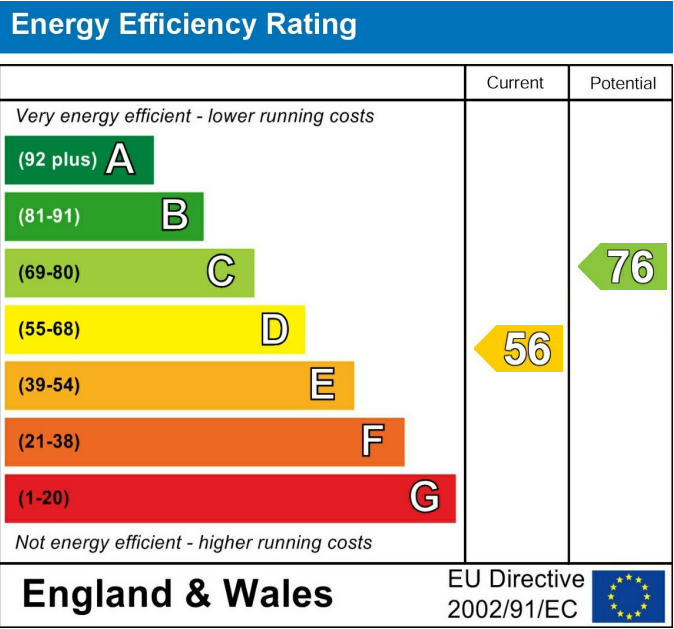
878 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

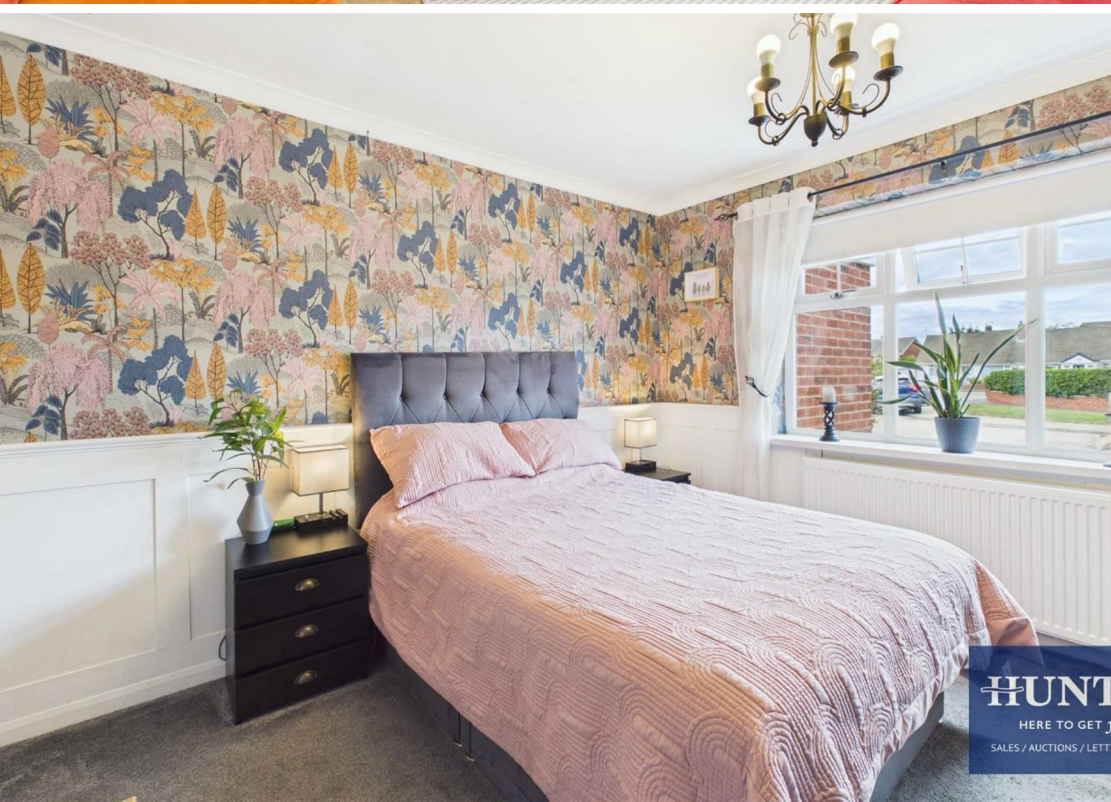
- Entry**
6'8" x 4'5"
- Living Room**
15'1" x 13'5"
- Hallway**
7'11" x 2'10"
- Kitchen**
10'0" x 10'11"
- Bathroom**
6'8" x 5'4"
- Sunroom**
13'3" x 9'8"
- Bedroom 1**
11'1" x 11'6"
- Bedroom 2**
8'9" x 10'10"
- Summer Room**
8'0" x 11'2"
- Utility Room**
8'2" x 3'2"



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.











HUNT

HERE TO GET y

SALES / AUCTIONS / LETTI