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**38 Pinfold Court, Cleadon, Tyne and Wear SR6 7RE**

**Offers Around £99,950**

This two double bedroom, Leasehold apartment is located on the first floor of this desirable secure living development for the over 60's and offers a Juliette Balcony via double doors from the spacious Living/Dining Room. Situated within close proximity of Cleadon Village centre, with local shops, churches, delis, pubs and restaurants. This delightful property also offers double glazing, ssecure entry system and electric heating. There is a communal reception, residents sitting room with kitchen facilities off, laundry, lift and staircase access to upper floors plus House Manager.

There is also a guest suite for family and friends who require an overnight stay, subject to availability. The spacious living accommodation briefly comprising; Entrance Hall with walk in storage cupboard, 19ft Living/Dining Room having a dual aspect with doors opening to a Juliette Balcony, fitted Kitchen with some integrated appliances, Shower Room and 2 Double Bedrooms, both offering a range of fitted wardrobes. This property must be viewed to appreciate the accommodation on offer. Council Tax Band C



## Lower Ground Floor

### Communal Entrance



Accessed via secure entry system, the communal entrance is situated on the lower ground floor level of the development with access to the residents parking to the front. The Residents' Lounge, Kitchen Area offering tea and coffee making facilities, Laundry and the House Manager's office are all accessed via this room. There is also lift and staircase access to the upper floor.

### Residents Lounge



Offering Residents a welcoming space to meet guests or fellow residents.

## First Floor

### Apartment

### Hallway



Features of this room include coving to the ceiling and doors lead from the hallway offering access to all rooms. There is also a wall mounted electric heater providing background heating and a built in cupboard offers storage space.

## Living/Dining Room

19'4" x 10'5" (5.9 x 3.2)



Natural light floods into this spacious room from a double glazed window and double doors which open to reveal a Juliette Balcony. The focal point of this room is a traditional style fire surround with inset electric fire. Double doors provide access to the Kitchen. This room also has the benefit of plaster work coving to the ceiling, secure entry system and wall mounted electric heater.

## Living/Dining Room



## Views





### Kitchen

8'6" x 7'6" (2.6 x 2.3)



The neutral decor in this room is complemented by a range of fitted floor, wall and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob with extractor hood over, fridge and freezer. There is also a double glazed window with views over the gardens and coving to the ceiling. Splash back tiling to the walls and contrasting flooring complete this space perfectly.

### Bedroom 1

15'1" x 11'9" (4.6 x 3.6)



This spacious double bedroom is offers views over the gardens and Boldon Lane from a double glazed window. Background heating is provided by a wall mounted electric heater, there is also carpeting to the floor. A comprehensive range of fitted wardrobes and overhead cabinets along with mirror fronted bi-folding door wardrobes provide ample hanging and storage space.

### Bedroom 1



### Shower Room

6'10" x 5'6" (2.1 x 1.7)



An elegant room with splash back tiling to the walls and contrasting flooring. Facilities of this room include a shower cubicle, wash hand basin set into a vanity unit also providing storage space and a close coupled w.c. This room also has the benefit of an extractor fan and wall mounted electric heater.

### Bedroom 2

15'8" x 9'2" (4.8 x 2.8)



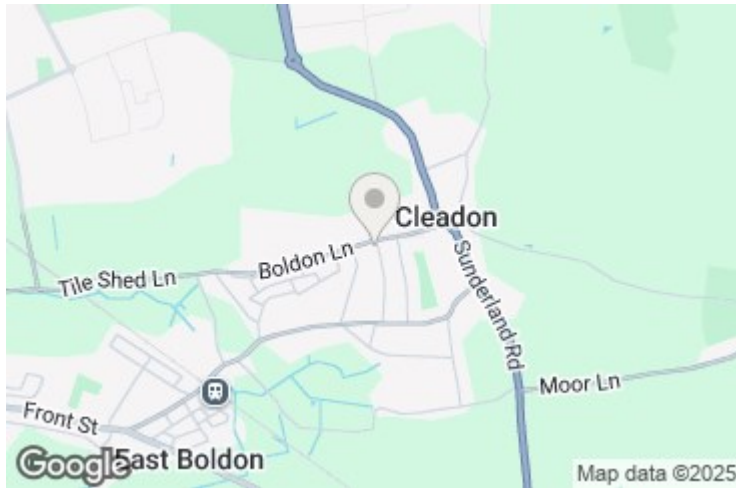
This spacious double bedroom offers a double glazed window with views over well stocked communal gardens. Mirror fronted bi-folding door wardrobes provide hanging and storage space. Further features of this room include plaster work coving to the ceiling, a wall mounted electric heater and carpet to the floor.

## Bedroom 2



## Exterior

The communal landscaped grounds are well maintained, with lawned areas, mature trees and shrubs providing a secure environment to sit and relax in the various seating areas, there is also a feature pond. A car park provides off street resident and visitor parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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