















This charming double fronted bay windowed three bedroom, three bathroom and three reception room semi detached bungalow with well proportioned gardens to the rear, offers a comfortable living space ideal for those who wish to live in the ever fashionable and picturesque village of Cleodon. Finished to a good standard throughout, the property internally comprises entrance portico, reception hall, lounge, dining room, dining kitchen, two ground floor bedrooms, one of which has an en-suite shower room, mains bathroom and at first floor level a large third bedroom featuring an additional flexible space which could be used for a variety of reasons together with an en-suite shower room. Benefiting from gas central heating and UPVC double glazing, the property has lawned gardens to the front with attractive borders, a double width drive and garage whilst gardens to the rear feature generous lawns, raised planters and various patio seating areas. Positioned towards the Whitburn Road end of the street and only short walking distance from the village centre, East Boldon Metro station and Church of England Academy, the property is well placed for all village amenities and offers easy access into Sunderland City Centre, the coastline, South Shields, Newcastle and beyond. Internal inspection is unreservedly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Entrance Portico

Tiled floor, part glazed door to

## Reception Hall

Coved cornicing to ceiling, mains smoke alarm, double radiator, understairs cloaks cupboard, wood effect laminate flooring.

## Lounge 17'6" x 12'2"



Into bay with UPVC double glazed windows to front, living flame gas fire with marble surround, insert and hearth, fitted shelves to alcoves, coved cornicing to ceiling, double radiator, open plan to

## Dining Room 10'5" x 11'5"



UPVC double glazed window to side, coved cornicing to ceiling, double radiator, double part glazed doors to

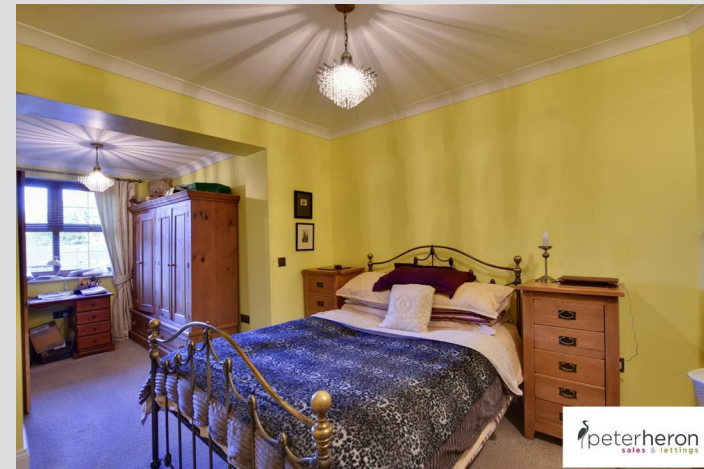
## Breakfasting Kitchen 13'7" x 12'6"



Base and eye level units with granite working surfaces and upstands incorporating an under bench 1 1/2 bowl ceramic sink with pedestal mixer tap, integrated appliances include and electric halogen hob with built over extractor hood, fan assisted electric oven and microwave oven, slimline dishwasher, wine cooler, automatic washing machine and under bench fridge and freezer. The kitchen is complimented with floor tiles and tiled splashbacks together with glass fronted display cabinet, worktop lighting and a dining area

with breakfast bar and wall preparation for flat screen TV. Vertical column radiator. UPVC double glazed doors leading out into generous lawned gardens to the rear.

## Bedroom 1 (rear) 9'5" x 12'9"



Coved cornicing to ceiling, double radiator, open plan to

## Dressing Room 8'11" x 7'4"

UPVC double glazed windows to rear.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite



Low level WC with concealed cistern, washbasin vanity unit with cupboard under, walk in shower cubicle - white suite with wall and floor tiles, wall mounted extractor unit, UPVC double glazed window to rear.

## Bedroom 2 (front) 12'3" x 15'4"



Maximum dimensions into UPVC double glazed bay window to front, fitted wardrobes with sliding doors, double radiator, wall preparation for flat screen TV.

## Shower Room



Low level WC with concealed cistern, washbasin vanity unit with marble top and cupboards under, large walk in shower enclosure with Rainforest shower head - attractive white suite with granite worktops and upstands, tiled floor, tiled walls, Velux window, ceiling mounted extractor unit, fitted recess shelving, ladder design chrome heated towel rail.

## First Floor Landing

## Bedroom 3 13'0" x 17'7"



UPVC double glazed dormer window to rear overlooking gardens, Velux window to front, radiator, built in cupboards to eaves, open plan to

## Additional Loft Room 11'7" x 13'3"



Suitable for a variety of uses including hobby room, office, Teenager sitting area. Velux window to front, eaves storage cupboards.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room



Low level WC, washbasin vanity unit with cupboards under, step in shower enclosure with Rainforest shower head - attractive white suite with tiled walls, tiled floor, single radiator, wall mounted extractor unit, UPVC double glazed window to rear.

## Outside



Laid to lawn gardens to the front with attractive borders, paved drive with off street parking for two cars leading to attached GARAGE. Extensive lawned gardens to the rear with raised planters featuring mature trees and shrubs, various patio seating areas perfect for Alfresco dining and entertaining.

## Garage 8'9" x 16'6"

With up and over door, lights, sockets and double doors to rear allowing easy access to gardens for lawn mowers, wheelie bins etc.

## 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 Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

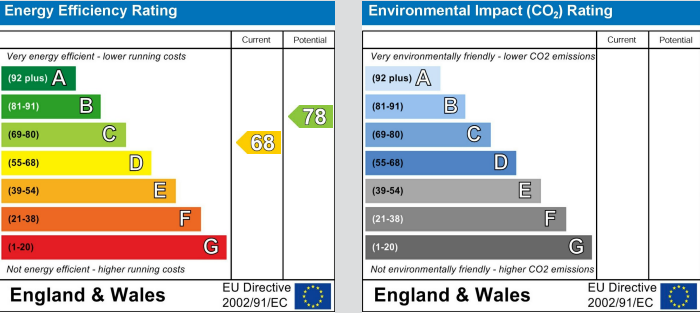
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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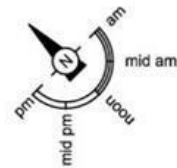
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Ground Floor  
Approximate Floor Area  
(94.37 sq.m)



Room In Roof  
Approximate Floor Area  
(50.08 sq.m)

52 Woodlands Road