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Front Street, Cleadon, Sunderland

£315,000

An exceptional double fronted Grade 11 listed house, having been comprehensively upgraded and remodelled to provide an exceptional standard of accommodation. There is an attractive lounge to the front and a fabulous open plan living / dining area with large glazed sliding doors to the rear courtyard that opens out to a stunning breakfasting kitchen. The kitchen is fitted with an excellent range of stylish units, an island with breakfast bar and a selection of integrated appliances. Completing the ground floor is a useful utility and a cloakroom/wc. To the first floor there is a principle bedroom with a dressing area, a second well-proportioned bedroom and a luxury bathroom/wc with a walk in shower. Externally there is a delightful, low maintenance paved courtyard to the rear and the property benefits from an attached garage. The property is ideally placed for the amenities available in Cleadon Village with cafes, restaurants, bars and shops, as well as schools. It is also well located for transport connections by road and also the Metro system, making it ideal for those who wish to commute through to Newcastle upon Tyne. We highly advise arranging a detailed inspection to fully appreciate this outstanding home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via composite entrance door.

Lounge 13'10" x 15'10"

Double glazed window to front, radiator and wood burning stove set into exposed brick. Stairs to first floor and door to inner hall.

Inner Hall
Storage cupboard and open into lounge/dining room.

Breakfasting Kitchen 14'2" x 15'11"

Range of modern wall and bas units with countertops over incorporating a single bowl inset sink and drainer with mixer tap. Two integrated ovens, fridge freezer and dishwasher. 4 seater breakfasting island with worktop over incorporating electric induction hob. Double glazed window to front and open plan into lounge/dining room.

Open Plan Lounge/Dining Room 31'4" x 10'2"

Three skylight windows, double glazed window and double glazed sliding patio doors to rear. Two double radiators and sliding glass panelled door to utility.

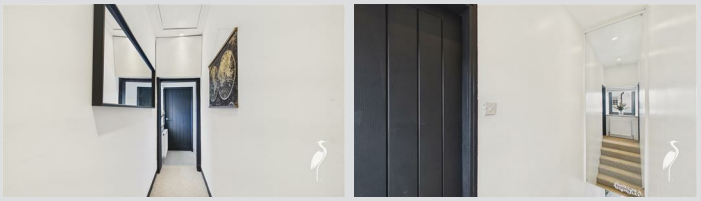
Utility 3'9" x 6'2"

Double glazed window to rear. Base unit providing storage space. Wall mounted boiler. Door to WC.

Cloakroom/WC

Low level WC and washbasin, radiator and double glazed window to rear.

First Floor Landing

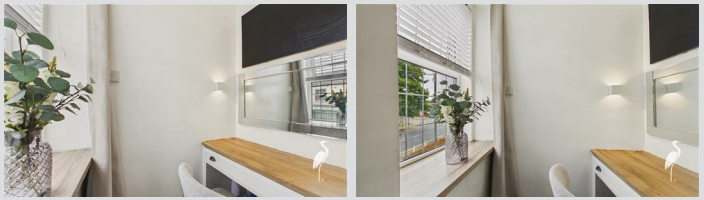


Access point to partially boarded loft.

Bedroom 1 14'6" x 15'11"

Double glazed window to front, double radiator and radiator, open plan into dressing area.

Dressing Area



Double glazed window to front and built in vanity unit.

Bedroom 2 14'2" x 12'5"

Double glazed window front and radiator.

Bathroom 7'4" x 10'6"

Low level WC, dual washbasins set into a vanity unit, bath and walk in waterfall shower enclosure, radiator and double glazed window to rear.

MAIN ROOMS AND DIMENSIONS

Laundry Cupboard

Providing space for washing machine and tumble dryer.

Outside

Low maintenance, attractive courtyard and forecourt.

Garage

Access via electric roller shutter.

Council Tax Band
The Council Tax Band is Band E.

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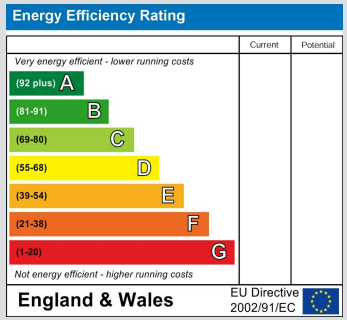
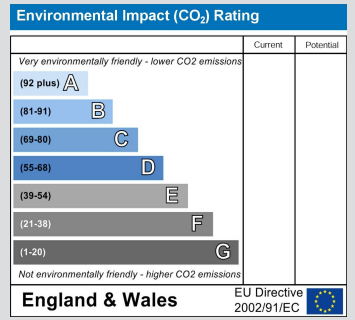
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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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Ground Floor

First Floor

Approximate total area(1)

148.9 m²

1601 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.

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