

Available with no upward chain and in need of refurbishment and modernising but priced accordingly, this popularly situated three bedroom semi detached home with Freehold title, offers an exciting opportunity for those who wish to live in the highly desirable village of Cleadon. Internal accommodation comprises entrance hall, lounge, dining room, kitchen, utility., three first floor bedrooms and a bathroom whilst externally there is a drive to front with garage and a generous west facing garden to the rear. Walking distance from Cleadon Church of England Academy and the many amenities in Cleadon village centre, the property is also well placed for Sunderland magnificent coastline with award winning Blue Flag beaches and is within easy commuting distance of Sunderland, South Shields, Newcastle Upon Tyne and wider region conurbation. Internal inspection unreservedly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hall



Staircase to first floor with understairs storage cupboard and electric radiator.

### Lounge 11'5" plus bay x 13'0"



UPVC double glazed bay window to front and two electric radiators. Arch through to

### Dining Room 10'11" x 8'9"



UPVC double glazed window to rear and electric radiator.

### Kitchen 10'10" x 8'11"



Wall and floor cupboards with working surfaces over incorporating sink and drainer unit, UPVC double glazed window to rear.

### Utility 8'5" x 7'5"



Single glazed window and access to outside.

### First Floor Landing

UPVC double glazed window, electric radiator and storage cupboard.

# MAIN ROOMS AND DIMENSIONS

**Bedroom 1 10'6" x 9'4"**



Double glazed window to rear.

**Bedroom 2 12'1" x 10'0"**



UPVC double glazed window to front.

**Bedroom 3 8'10" x 7'9"**



UPVC double glazed window to front.

**Bathroom**



Washbasin and panel bath with overhead shower, tiled walls, double glazed window and electric radiator.

**Separate WC**



Low level WC, double glazed window.

**Outside**



Garden to front with driveway providing off street parking leading to GARAGE, side gate leading to the rear lawned gardens with patio seating area.

**Garage 17'0" x 7'10"**

Electric roller shutter door.

**Council Tax Band**

The Council Tax Band is Band C.



# MAIN ROOMS AND DIMENSIONS

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

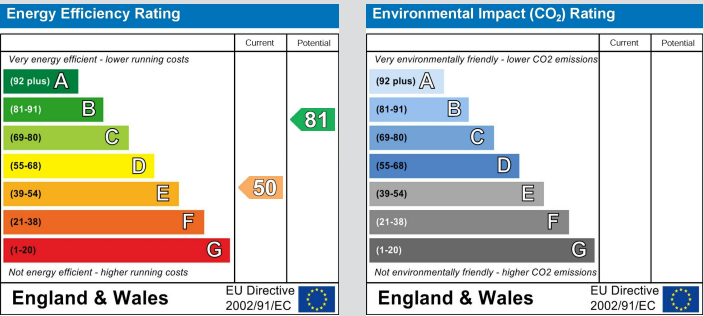
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

