West Drive, Cleadon, Sunderland

£294,950

An extended and much improved three bedroom semi detached home decorated to a good standard throughout and offering a "Turnkey" living space perfect for families.
Internal accommodation comprises reception hall, lounge, open plan kitchen/diner and living room, utility, ground floor WC, three well proportioned first floor bedrooms and a family bathroom. Features of note include gas central heating, UPVC double glazing, a large drive to the front with off street parking for up to four cars and sun drenched landscaped gardens to the rear.
Popularly situated within a convenient spot perfect for all local amenities including shops, cafes and East Boldon Metro station, the property is also within easy walking distance of Cleadon and East Boldon Village centres and a good selection of schools including Cleadon Village Academy. Guaranteed to impress upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed Composite door with double glazed side window to

Reception Hall

Marble affect floor tiling, panelled walls, LED downlights, single radiator, turned spindle balustrade oak staircase, second double radiator, under stairs storage cupboard.

Ground Floor WC/Utility 6'3" x 12'0"

Low level WC, pedestal wash basin - white suite, fitted shelving, floor tiles, single radiator, space and pluming for automatic washing machine and tumble drier, UPVC double glazed window, wall mounted extractor unit, LED downlights to ceiling.

Lounge 17'5" x 10'7"

Maximum dimensions including UPVC double glazed bay window to the front elevation, coved cornicing to ceiling, single radiator.

Kitchen 11'4" x 10'0"

Contemporary style kitchen with a range of base and eye level units, incorporating wood coloured working surfaces, with an ceramic 1 1/2 bowl single drainer sink unit with pedestal mixer tap, integrated appliances include an electric induction hob, overhead extractor hood, split level fan assisted oven and combination microwave, fridge freezer, dishwasher, glass fronted illuminated display cabinets, tiled splash back and work top lighting together with a very useful peninsular and large larder cupboard with fitted shelving, the floors are finished with a wood effect tile covering and there is also a wall mounted period style column radiator, the kitchen opens out onto a large living room/ orangery.

Living Room/Orangery 17'3" x 8'11"

Sliding UPVC double glazed doors overlooking the rear gardens and a large roof lantern together with LED downlights and wall preparation for flat screen TV, underfloor heating and wood tiled flooring.

Half Landing
UPVC double glazed window overlooking rear garden.

First Floor Landing

Access point to floored loft via folding timber ladders.

Bedroom 1 10'3" x 10'7"

Maximum dimensions into fitted wardrobes with sliding mirror fronted doors, UPVC double glazed window to front elevation, single radiator, built in cupboards with fitted shelving.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 6'4" x 18'5"

UPVC double glazed window to front elevation, single radiator, LED downlights to ceiling.

Bedroom 3 11'6" x 9'2"

UPVC double glazed windows to rear elevation, single radiator.

Bathroom

Low level WC, wash basin vanity unit with drawers and cupboards under and fitted mirror over, tiled double ended bath and corner shower cubicle with Rainforest shower head and hand held riser - attractive white suite with concrete coloured wall and floor tiles, UPVC lined ceiling, UPVC double glazed window to front elevation, wall mounted extractor unit, chrome plated heated towel rail.

Outside

Resin drive to the front with off street parking for at least 4 cars, landscaped gardens to the rear with patio seating area, access directly from the living room overlooking artificial lawned gardens with small putting green and raised timber decked seating area perfect for barbecues and Alfresco dining.

Council Tax Band
The Council Tax Band is Band C

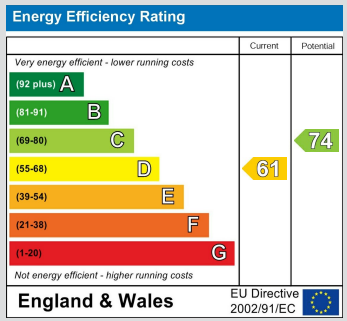
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

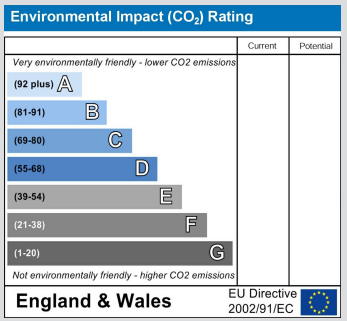
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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 £300.00 by Movewithus Ltd.

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

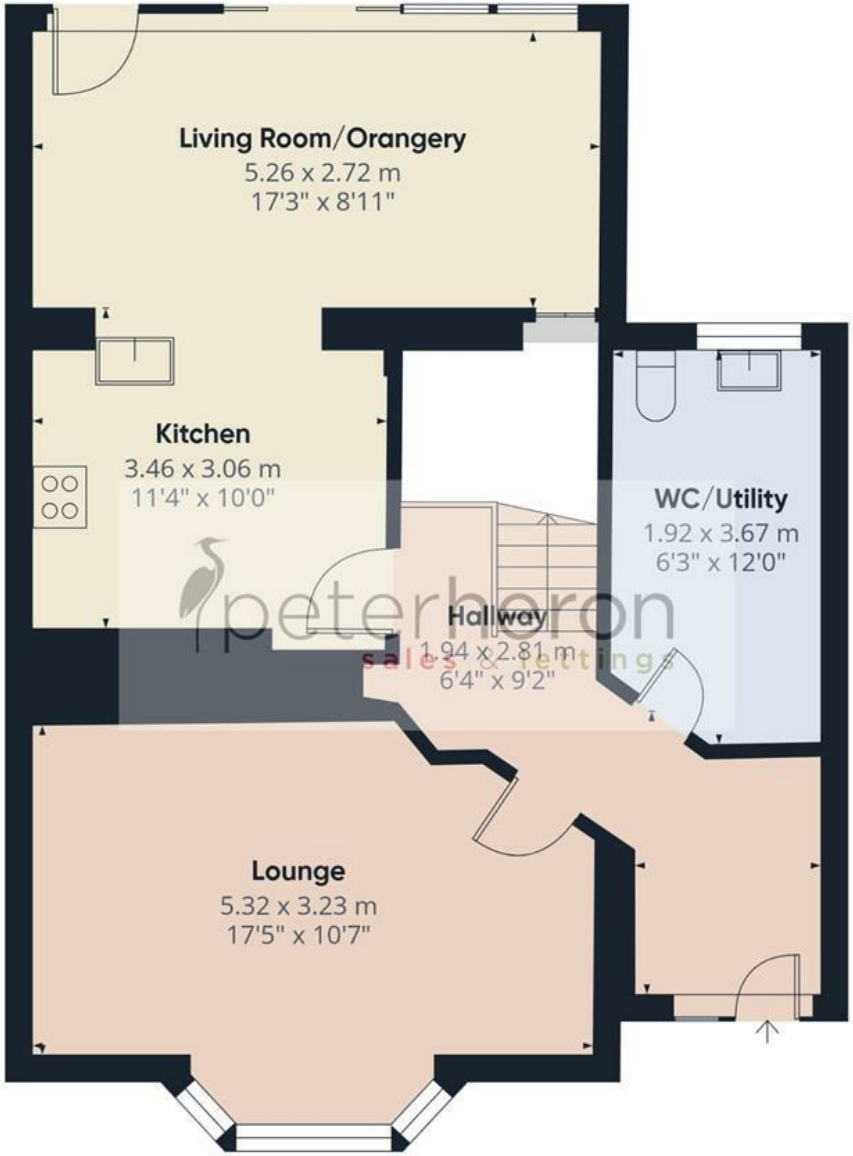
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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





MAIN ROOMS AND DIMENSIONS



Ground Floor

First Floor

peterheron
sales & lettings

Approximate total area(1)

98 m²

1054 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