







peterheron
sales & lettings



Occupying a highly sought after position on this desirable avenue set just off Sunderland Road and on the outskirts of South Shields and on the border of Cleadon, this delightful three bedroom semi detached home which sits within a lovely plot with stunning south facing gardens to the rear, offers a comfortable family sized living space finished to a very good standard throughout.

The well modernised and tastefully decorated internally accommodation comprises entrance porch, reception hall, dining kitchen, living room with French doors leading out into the rear gardens, three first floor bedrooms and a bathroom whilst features of note include gas central heating, UPVC double glazing, gardens to the front with a drive, together with mature well stocked gardens to the rear.

Offering easy access to The Nook with a superb range of local shops and amenities whilst Cleadon Village Centre and Cleadon Hills are also within easy reach. Located close to major road networks which lead into South Shields, Sunderland City Centre and the wider North East conurbation; this beautiful home offers comfortable living accommodation throughout which is easy to maintain and economic to run and should prove to be perfect for those who are searching for a "Turnkey" living space in an extremely convenient residential locality. Immediate internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite entrance door to

Entrance Porch

UPVC double glazed feature door to

Reception Hall



Spindle balustrade staircasing, LVT flooring, double radiator, UPVC double glazed window to side.

Kitchen/Diner 10'0" x 11'0"



Wall and eye level units with coloured working surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer tap, integrated appliances include a gas

hob, built under electric oven and overhead extractor unit, space and plumbing is also provided for an automatic washing machine and slimline dishwasher. Slimline fridge freezer. Low level plinth lighting, UPVC double glazed oriel bay window to front, laminate flooring, fitted wall cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, fitted shelving.

Living Room 11'7" x 16'5"



Electric fire with Newminster design granite surround, insert and hearth, arched alcoves, coved cornicing to ceiling, radiator, large UPVC double glazed French doors leading out into magnificent mature south facing rear gardens.

First Floor Landing

Access point to loft.

Bedroom 1 (front) 11'1" x 10'0"



UPVC double glazed oriel bay window to front, radiator, coved cornicing to ceiling.

Bedroom 2 (rear) 11'7" x 8'1"



UPVC double glazed window to rear, double radiator, coved cornicing to ceiling.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 (rear) 7'9" x 8'6"



Fitted wardrobes with sliding panel doors, double radiator, UPVC double glazed window to rear, laminate flooring, coved cornicing to ceiling.

Bathroom



Low level WC, pedestal washbasin, corner shower cubicle with sliding doors - attractive white suite with wall tiles, radiator, heated towel rail, mirror fronted corner medicine cabinets, UPVC double glazed window to rear, UPVC lined ceiling with halogen downlights.

Outside



Attractive gardens to the front with a drive providing off street parking, a passage to the side with a gate provides access through to magnificent enclosed south facing gardens to the rear with manicured lawns and established borders with mature shrubs, perennials and herbaceous plants. Timber shed, delightful patio seating area with picketed fencing accessed directly from the living room leading through to the lawns.

Council Tax Band

The Council Tax Band is Band A.

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

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MAIN ROOMS AND DIMENSIONS

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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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(61-80)	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(61-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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