





OPERATION
• Use the handrail
• Do not lean on the handrail
• Do not use the handrail as a support





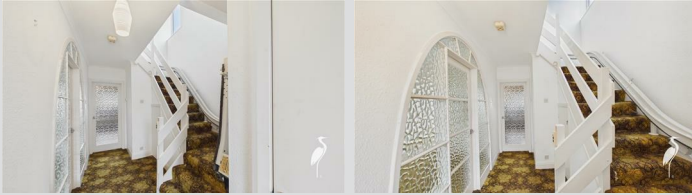
Occupying an attractive corner plot in a quiet spot towards the "Pond" end of Sunnyside Lane, this individually designed three bedroom detached home offers an exciting opportunity to those families searching for a larger than living space in this sought after location. Internal accommodation comprises reception hall, ground floor WC, lounge, dining room, kitchen, three double size first floor bedrooms and a large bathroom whilst externally there are mature gardens to the front, side and rear together with a sweeping drive and attached brick garage. All set behind an attractive stone boundary wall which was once the entrance to a farm, this delightful home would benefit from some modernisation and updating but carries enormous potential. Walking distance from Cleadon village centre, being ideal for good schools, local amenities, the nearby Cleadon Hills and coast with its award winning Blue Flag beaches, the property is also ideal for major routes throughout the wider Northeast conurbation

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Radiator, stairs to first floor with storage under and doors to lounge, kitchen and WC.

Lounge



Double glazed window to front elevation, feature fireplace and radiator. Sliding double doors to dining room.

Dining Room



Double glazed window to rear elevation, radiator and door to kitchen.

Kitchen



Wall and base units with countertops over incorporating a double sink and drainer with mixer tap. Space for an oven and fridge freezer. Double glazed window to rear elevation, storage cupboard, radiator and door to garage.

Cloakroom/WC

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

First Floor Landing



Double glazed window to side elevation and access point to loft.

Bedroom 1



Double glazed window to front elevation and radiator.

Bedroom 2



Double glazed window to rear elevation, built in wardrobes and radiator.

Bedroom 3



Double glazed window to front elevation and radiator.

Visit 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

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin, bidet and bath with shower over, double glazed window to rear and storage cupboard.

Outside



Generously sized garden wrapping around property with a driveway providing off street parking and a garage.

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 - 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

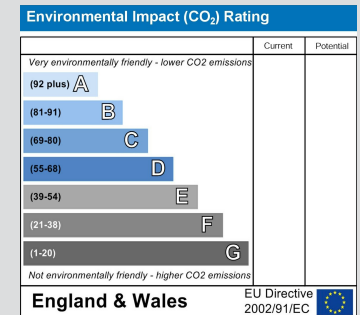
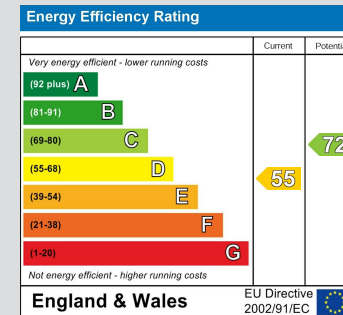
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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.

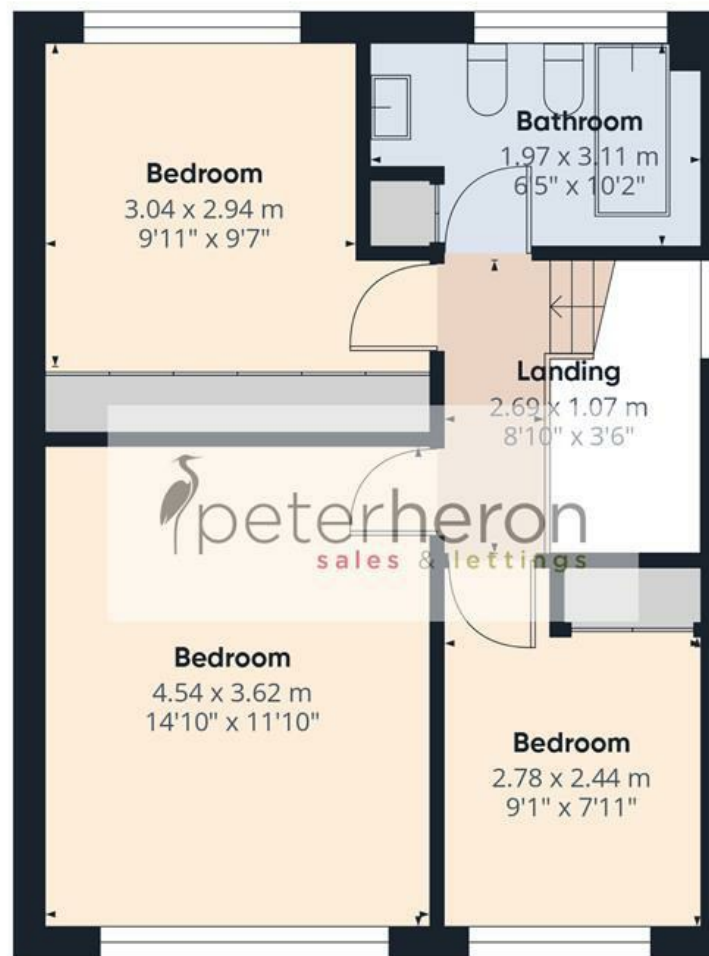


Visit www.peterheron.co.uk or call 0191 510 3323

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



Ground Floor



First Floor

Approximate total area⁽¹⁾

118 m²
1271 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.