









Sitting within a delightful mature garden plot backing onto Cleadon Park, this well proportioned late Edwardian Semi Detached home boasting four double size bedrooms, two bathrooms, two living rooms, an open plan kitchen and dining room together with a ground floor study perfect for home workers; is perfect for those families who are searching for a ready to move into home within this picturesque Village.

There is a spacious drive to the front with turning point offers off street parking for numerous cars which, in turn, leads to an integral garage whilst to the rear the large and private mature gardens feature various patio seating areas perfect for alfresco dining, all of which sit around manicured lawns nestled within beautiful established borders.

Walking distance from Cleadon Village Centre and its good selection of shops, restaurants, bars and cafes, the property is also close to the extremely popular Church of England Academy.

Located in a highly desirable rural location, yet within easy reach of Sunderland's magnificent coastline with its award winning Blue Flag beaches, this wonderful home is perfect for those longing for a quiet life but within easy commuting distance of major cities.

Internal inspection unreservedly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Open Portico

Tiled floor and wall lights, Composite door to

### Reception Hall



Solid wood flooring, spindle balustrade staircase with storage cupboard under, built in storage cupboard with fitted shelving, single radiator.

## Ground Floor Washroom



Low level WC with concealed cistern, wash bowl unit with pedestal mixer tap - attractive white suite with wall and floor tiles, ceiling mounted extractor unit, ladder design chrome heated towel rail.

## Study 10'6" x 7'8"



Perfect for home office workers, UPVC double glazed window to front, single radiator, coved cornice to ceiling.

## Living Room 12'0" x 19'8"



UPVC double glazed windows to front, double radiator, solid wood effect modular flooring, open fire with attractive feature surround, insert and hearth, coved cornice to ceiling.

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

# MAIN ROOMS AND DIMENSIONS

## Lounge 21'4" x 15'8"



Floor to ceiling UPVC double glazed windows with sliding door out to patio seating area overlooking the substantial rear gardens, open fire with cast iron insert, timber surround, granite hearth, double column radiator, coved cornice to ceiling.

## Kitchen 9'0" x 10'11"



Good selection of base and eye level units with concrete coloured working surfaces incorporating a single drainer 1 1/2 bowl sink unit with Quooker instant boiling water tap, integrated appliances include AEG induction hob with tempered glass splashback and overhead extractor hood, spilt level double electric ovens with slide and hide doors, integrated wine cooler, large peninsula with integrated dishwasher and refrigerator, UPVC double glazed window to rear, worktop lights, LED concealed downlights, wood effect modular flooring, wall mounted contemporary design vertical radiator, open plan to

## Dining Room 7'4" x 11'0"



Floor to ceiling UPVC double glazed windows to side and UPVC double glazed French doors leading directly out into the substantial rear gardens, wood effect modular flooring.

## Utility 7'10" x 5'8"

Single drainer stainless steel sink unit, space and plumbing for automatic washing machine and tumble dryer, space for American style fridge freezer, wall mounted gas combination boiler serving hot water and radiators, tiled splashbacks, tiled floor.

## First Floor Landing



Lovely Nook comprising UPVC double glazed window to front and seating area, built in cupboard with fitted shelving.

## Master Bedroom 12'9" x 17'6"



UPVC double glazed windows to rear overlooking the large gardens, double radiator.

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

# MAIN ROOMS AND DIMENSIONS

## En-Suite Bathroom



Low level WC, washbasin vanity unit and free standing double ended bath - white suite with wall and floor tiles, concealed downlights, UPVC double glazed window to rear, single radiator.

## Bedroom 2 (front) 10'5" x 17'5"



UPVC double glazed windows to front, double radiator.

## Bedroom 3 (rear) 10'5" x 15'8"



UPVC double glazed windows to rear overlooking rear gardens, double radiator.

## Bedroom 4 (front) 17'7" x 12'0"



UPVC double glazed windows to front, built in wardrobes, double radiator.

## Family Bathroom



Low level WC, wall mounted washbasin and shower bath

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

# MAIN ROOMS AND DIMENSIONS

with overhead shower and glass screen - white suite with tiled floor, part tiled walls, UPVC double glazed window, ladder design heated towel rail, access point to loft, ceiling mounted extractor unit.

## Outside



Large gardens to the rear with patio seating area accessed directly from the living room, large lawn section with established borders, summerhouse and timber shed, gazebo.

## Council Tax Band

We have been advised by our Clients this property is Council Tax Band G and the Local Authority is South Tyneside Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

## 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

## 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:-

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.

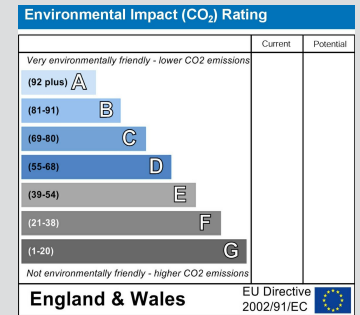
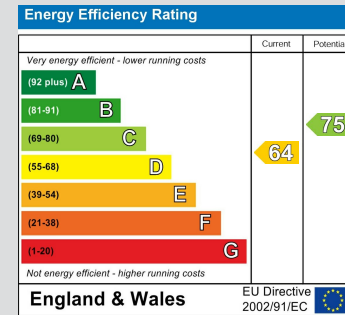
## Important Notice Part 2

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 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.

## Opening Times

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



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





Ground Floor  
Approximate Floor Area  
(96.01 sq.m)



First Floor  
Approximate Floor Area  
(56.80 sq.m)

