



M I C H A E L H O D G S O N

estate agents & chartered surveyors



SUNNISIDE LANE, SUNDERLAND

£349,950

We are delighted to welcome to the market this superb home situated on Sunnyside Lane in the heart of Cleadon Village that must be viewed to be fully appreciated. Cleadon boasts a much sought after location offering an array of shops, restaurants, schools and amenities as well as being well placed to provide access to the regions towns and cities. The property benefits from contemporary décor, a superb kitchen with integrated appliances, luxury bathroom suite and generous living accommodation briefly comprising of: entrance vestibule, dining / reception room or ground floor 3rd bedroom, living room, kitchen/dining room and to the first floor, landing, 2 bedrooms and a bathroom. Externally there is a front paved garden forecourt and to the rear a paved and gravelled area. Viewing of this lovely home is highly recommended.

House

2 Bedrooms

Living Room

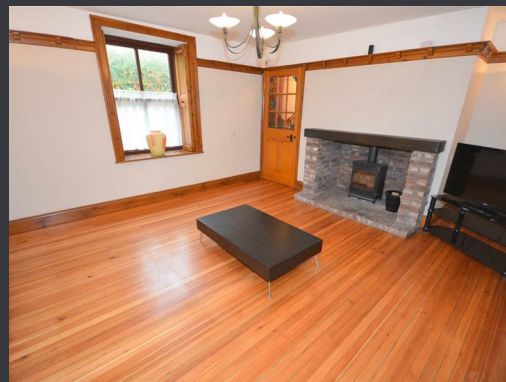
Dining / Sitting / GF 3rd
Bedroom

Kitchen / Dining Room

Cleadon Village

No Chain Involved

EPC Rating: D



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Entrance Vestibule

Wood floor, leading to

Living Room

13'9" max x 15'10"

The living room has a timber framed double glazed window to the front and rear elevations, wood floor, delft rack, feature brick fireplace with log burner style fire, double radiator, up lighting

Kitchen / Dining Room

14'2" max x 19'8"

An open plan kitchen/dining room situated to the rear of the house having two windows to the rear elevation and one window to the side elevation, wood floor and return staircase leading to first floor, door leading to the rear, cupboard under the stairs, impressive vaulted style ceiling to the dining area.

The kitchen is fitted with a comprehensive range of floor and wall units, granite worktops with matching splashback, electric oven, electric hob with extractor over, integrated microwave, plumbed for washer and integrated dishwasher, fridge and freezer

Dining / Reception Room / GF 3rd Bedroom

13'9" max x 14'9" max

A light and airy room having a sash style timber framed double glazed window to the front and rear elevations, exposed wood for feature fireplace with open fireplace, double radiator.

This room could be used as a Ground Floor 3rd Bedroom.

First Floor

Landing, wood floor, recess spot lighting, storage cupboard with wall mounted gas boiler

Bedroom 1

14'4" max x 14'4" max

The master bedroom has a timber framed sash style double glazed window to the front and a window to both the side and rear elevations,

double radiator, recess spot lighting, range of fitted wardrobes with storage cupboards above

Bedroom 2

14'0" max x 15'7" max

A light and airy bedroom having a timber framed double glazed sash style window to the front and rear elevations, double radiator, recess spot lighting, recessed wardrobe with storage above

Bathroom

Contemporary white suite comprising wall hung wash hand basin set in a vanity unit with mixer tap, wall hung low level wc, contemporary chrome towel radiator, tiled walls and floor, recess spot lighting, window to rear elevation, bath with mixer tap, walk in shower with rainfall style shower head and an additional shower attachment, extractor

External

Externally there is a front paved garden forecourt and to the rear a paved and graveled area

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