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TENURE: FREEHOLD

Occupying a generous corner site with mature gardens to the front, side and rear, this greatly extended and improved four bedroom and two bathroom semi detached home offers superb accommodation for families who wish to live in the highly regarded village of Cleadon. Internal accommodation includes an entrance porch, reception hall, lounge, dining room, conservatory, kitchen and breakfast room, four bedrooms, a shower room and family bathroom, whilst features of note include gas central heating, UPVC double glazing, a large garage and driveway providing off street parking. Walking distance from an excellent range of amenities including high performing local schools, shops, bars and restaurants, the property is within easy reach of Sunderlands Coast with its award winning blue flag beaches and offers superb transport links serving the wider North East region. Internal inspection unreservedly recommended ! For Sale by Modern Method of Auction; Starting Bid Price £275,000 plus reservation Fee.

MAIN ROOMS AND DIMENSIONS

Entrance Porch



with radiator

Reception Hall



Spindle balustrade staircase, coved cornice to ceiling, tile effect flooring, cloaks cupboard, radiator

Lounge 12'0" x 12'3"



Feature fireplace with granite surround and hearth living flame insert, double glazed bay windows overlooking front gardens, coved cornice to ceiling, wood effect laminate flooring, radiator, open plan to



Dining Room 10' 5" x 12' 0"



French doors to conservatory, laminate flooring, radiator

Conservatory 10' 8" x 14' 0" (3.24m x 4.28m)



Glazed door to rear gardens, tiled floor

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MAIN ROOMS AND DIMENSIONS

Kitchen/Breakfast Room 8' 9" x 8' 10"



An extensive range of Italian style high gloss base and eye level units with colour coordinated working surfaces incorporating a single drainer stainless steel sink unit, electric hob with glass splash back and overhead extractor hood, built under electric oven, space for American style fridge freezer, plumbing for washer, integrated dishwasher, tiled floor, built in cupboard housing wall mounted gas combination boiler, UPVC double glazed windows to side and rear aspects.



First Floor Landing



Serving

Bedroom 1 12' 0" x 12' 0"



Feature Fireplace, UPVC double glazed window to front elevation, laminate flooring

MAIN ROOMS AND DIMENSIONS

Bedroom 2 rear facing 10' 5" x 12' 0" (3.19m x 3.66m)



Built in cupboard to alcove, build in wardrobe, UPVC double glazed window, radiator

Bedroom 3 5' 1" x 6' 5" (1.57m x 1.98m)



UPVC window to front elevation, radiator, laminate flooring

Family Bathroom



Low level WC, pedestal wash basin with mixer tap, freestanding roll top claw foot bath with shower mixer tap, white suite with UPVC lined walls and ceiling, UPVC double glazed window, heated towel rail

Bedroom 4 12' 8" x 9' 7" (3.88m x 2.91m)



Velux windows, eave storage cupboards, laminate flooring, radiator

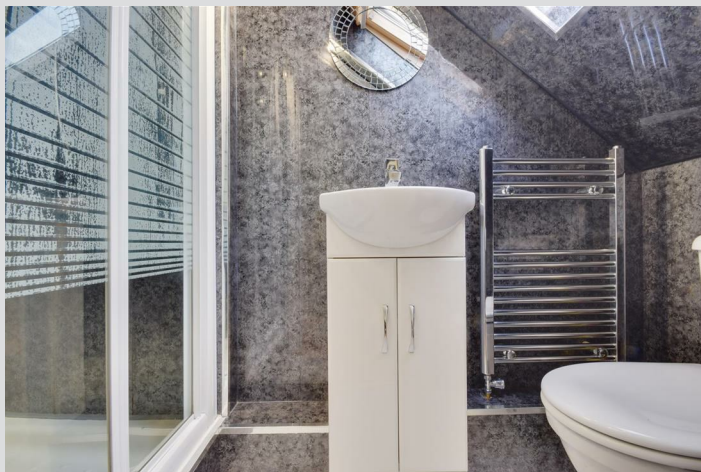


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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, wash basin vanity unit, shower enclosure. White suite with UPVC lined walls and ceiling, heated towel rail

Outside



Generous mature gardens to the front, side and rear with well stocked borders and mature hedging and trees offering a good level of privacy. Gardens to the rear have an impressive range of timber decked area accessed via the conservatory. Block paved drive to the side leading to large Garage with electric roller shutter door.

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.

Sales Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a viewing online at peterheron.co.uk

Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

Important Notice Section 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. 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 Section 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

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Ombudsman

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

Auction Comments

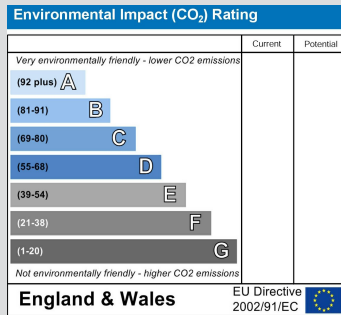
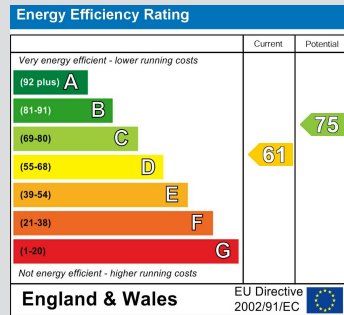
This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyers solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Auction Comments2

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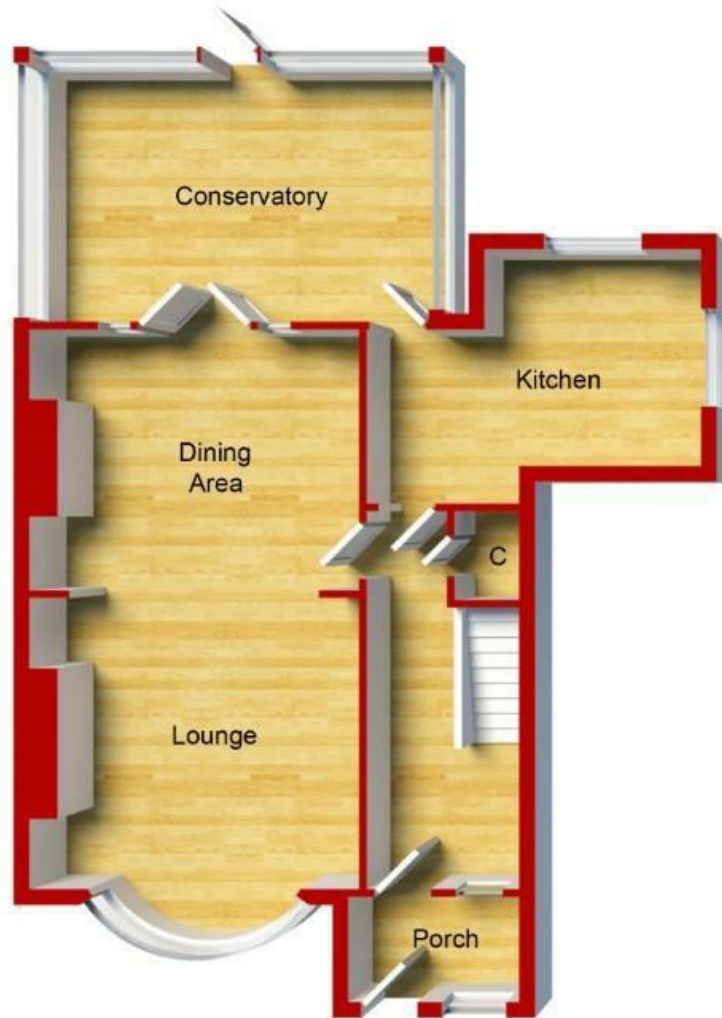
MAIN ROOMS AND DIMENSIONS

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The Great North Property Auction powered by iam-sold Ltd or iam-sold Ltd. TO VIEW OR MAKE A BID Contact Peter Heron Residential Sales & Lettings or visit: www.peterheron.co.uk



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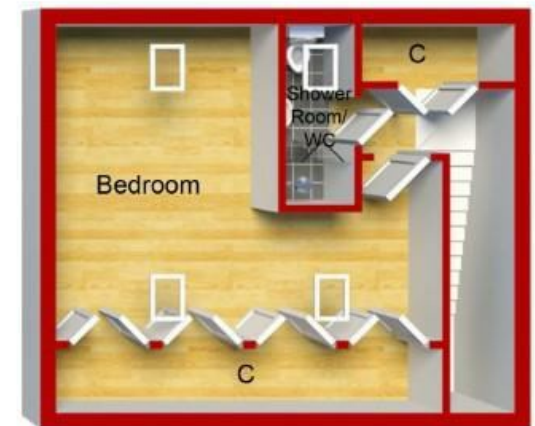
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Ground Floor



First Floor



Room In Roof

7 Oakleigh Gardens

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.