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sales & lettings



Cleveland View, South Bents, Sunderland

 peterheron

£450,000







A charming semi-detached home with a wonderful, southerly facing garden to the rear, an open aspect with sea views and a fabulous converted loft space, within the highly sought-after South Bents Estate. Internally the attractive accommodation is accessed via an entrance vestibule leading through to a superb reception hall with  $\frac{3}{4}$  panelled walls and staircase to the first floor. There are two excellent reception rooms, both located to the rear and to the front, a fitted kitchen. On the first floor there are three well-proportioned bedrooms, two with fitted wardrobes and beautiful open views to the rear. A staircase from the first floor landing leads up to a converted loft space with two areas, each with skylight windows to the rear. Externally there is a garden to the front with a driveway providing off street parking and access to an attached single garage whilst to the rear is a mature garden with lawned area, decked area and established borders. The property is well placed for all local amenities, shops and schools as well as the stunning nearby coastline. We highly advise arranging a detailed inspection, to fully appreciate the location, views and spacious accommodation this home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

## Entrance Vestibule

Part glazed door leading through to

## Reception Hall



Spacious and impressive hallway with third quarter panelled walls, staircase to first floor, single glazed window to front with stain and lead glass top lights and built in cupboard.

## Lounge 14'10" x 11'11" into alcoves



Double glazed window to rear, double glazed door leading out to rear decked area, radiator, fireplace and coving to ceiling.

## Sitting Room 14'11" x 11'1"



Double glazed window to rear, radiator, fireplace with living flame effect gas fire and delft rack.

## Kitchen 11'2" x 11'1"



Fitted wall and base units with working surfaces over incorporating 1 1/2 bowl sink and drainer unit. Integrated appliances include double oven and hob. Space for fridge freezer, washing machine and dishwasher. Tiled floor and door to garage.

## First Floor Landing

Staircase leading up to loft space.

## Bedroom 1 11'11" x 15'5"



Maximum measurements including fitted wardrobes, radiator and double glazed window to rear with superb open views towards the sea.

## Bedroom 2 14'10" x 11'1"



Maximum measurements including fitted wardrobes, radiator, double glazed window to rear with superb open views towards the sea, and fitted furniture including wardrobes and dressing table.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 14'11" x 8'4"



Double glazed feature window to front and radiator.

## Family Bathroom

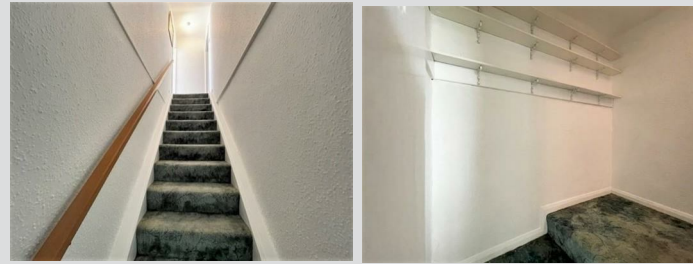


Low level WC, pedestal washbasin, bath and step in shower cubicle with mains shower, ladder style radiator, tiled walls and floor, double glazed window.

## Separate WC

Low level WC, and washbasin, tiled floor, part tiled walls and single glazed window.

## Loft Space



Accessed via fixed staircase on first floor landing.

## Loft Area 1 7'2" x 131'2"



Approximate measurements as sloping ceiling, Sky light window to rear.

## Loft Area 2 13'1" x 6'6"



Approximate measurements as sloping ceiling, Velux window and built in cupboard.

## Outside



Garden to the front with driveway providing off street parking and access to GARAGE, whilst to the rear there is a delightful mature garden with lawned area, timber decked seating area and established borders.

## Garage 17'0" x 9'3"

Attached garage with up and over access door, door to kitchen and door to rear garden, wall mounted boiler and built in cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Views towards The Sea



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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.

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### Important Notice Part 2

All descriptions, dimensions, references to conditions and

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### Sea Road Viewings

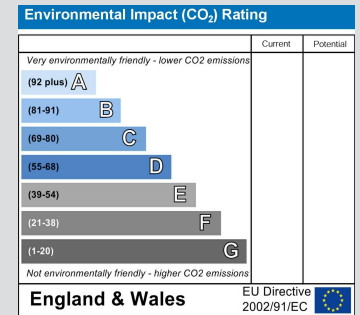
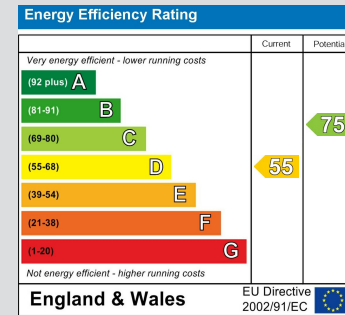
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### Opening Times

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

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