









An extended and much improved three bedroom semi detached home decorated to a good standard throughout and offering a "Turnkey" living space perfect for families.

Internal accommodation comprises reception hall, lounge, open plan kitchen/diner and living room, utility, ground floor WC, three well proportioned first floor bedrooms and a family bathroom. Features of note include gas central heating, UPVC double glazing, a large drive to the front with off street parking for up to four cars and sun drenched landscaped gardens to the rear.

Popularly situated within a convenient spot perfect for all local amenities including shops, cafes and East Boldon Metro station, the property is also within easy walking distance of Cleadon and East Boldon Village centres and a good selection of schools including Cleadon Village Academy. Guaranteed to impress upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed Composite door with double glazed side window to

## Reception Hall



Marble affect floor tiling, panelled walls, LED downlights, single radiator, turned spindle balustrade oak staircase, second double radiator, under stairs storage cupboard.

## Ground Floor WC/Utility 6'3" x 12'0"



Low level WC, pedestal wash basin - white suite, fitted shelving, floor tiles, single radiator, space and plumbing for automatic washing machine and tumble drier, UPVC double glazed window, wall mounted extractor unit, LED downlights to ceiling.

## Lounge 17'5" x 10'7"



Maximum dimensions including UPVC double glazed bay window to the front elevation, coved cornice to ceiling, single radiator.

## Kitchen 11'4" x 10'0"



Contemporary style kitchen with a range of base and eye level units, incorporating wood coloured working surfaces, with an ceramic 1 1/2 bowl single drainer sink unit with pedestal mixer tap, integrated appliances include an electric induction hob, overhead extractor hood, split level fan assisted oven and combination microwave, fridge freezer, dishwasher, glass fronted illuminated display cabinets, tiled splash back and work top lighting together with a very useful peninsular and large larder cupboard with fitted shelving, the floors are finished with a wood effect tile covering and there is also a wall mounted period style column radiator, the kitchen opens out onto a large living room/ orangery.

## Living Room/Orangery 17'3" x 8'11"



Sliding UPVC double glazed doors overlooking the rear

gardens and a large roof lantern together with LED downlights and wall preparation for flat screen TV, underfloor heating and wood tiled flooring.

## Half Landing

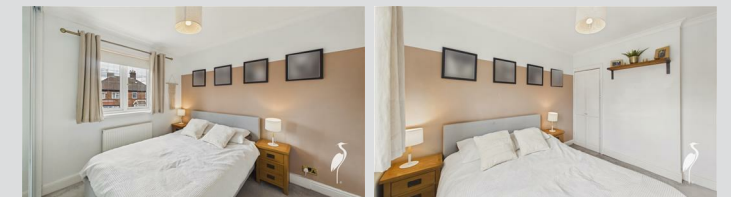
UPVC double glazed window overlooking rear garden.

## First Floor Landing



Access point to floored loft via folding timber ladders.

## Bedroom 1 10'3" x 10'7"



Maximum dimensions into fitted wardrobes with sliding mirror fronted doors, UPVC double glazed window to front elevation, single radiator, built in cupboards with fitted shelving.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 6'4" x 18'5"



UPVC double glazed window to front elevation, single radiator, LED downlights to ceiling.

## Bedroom 3 11'6" x 9'2"



UPVC double glazed windows to rear elevation, single radiator.

## Bathroom



Low level WC, wash basin vanity unit with drawers and cupboards under and fitted mirror over, tiled double ended bath and corner shower cubicle with Rainforest shower head and hand held riser - attractive white suite with concrete coloured wall and floor tiles, UPVC lined ceiling, UPVC double glazed window to front elevation, wall mounted extractor unit, chrome plated heated towel rail.

## Outside



Resin drive to the front with off street parking for at least 4 cars, landscaped gardens to the rear with patio seating area, access directly from the living room overlooking artificial lawned gardens with small putting green and raised timber decked seating area perfect for barbecues and Alfresco dining.

## Council Tax Band

The Council Tax Band is Band C

## 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

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verification is recommended.

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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

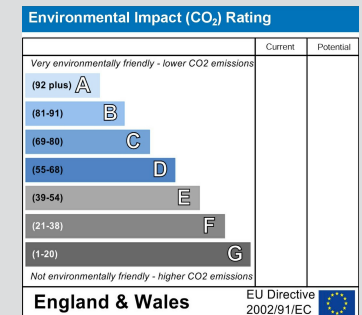
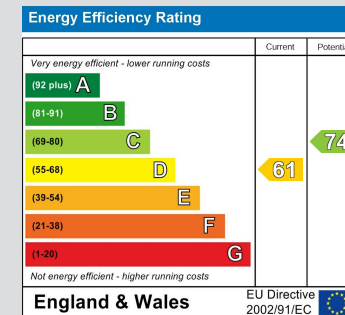
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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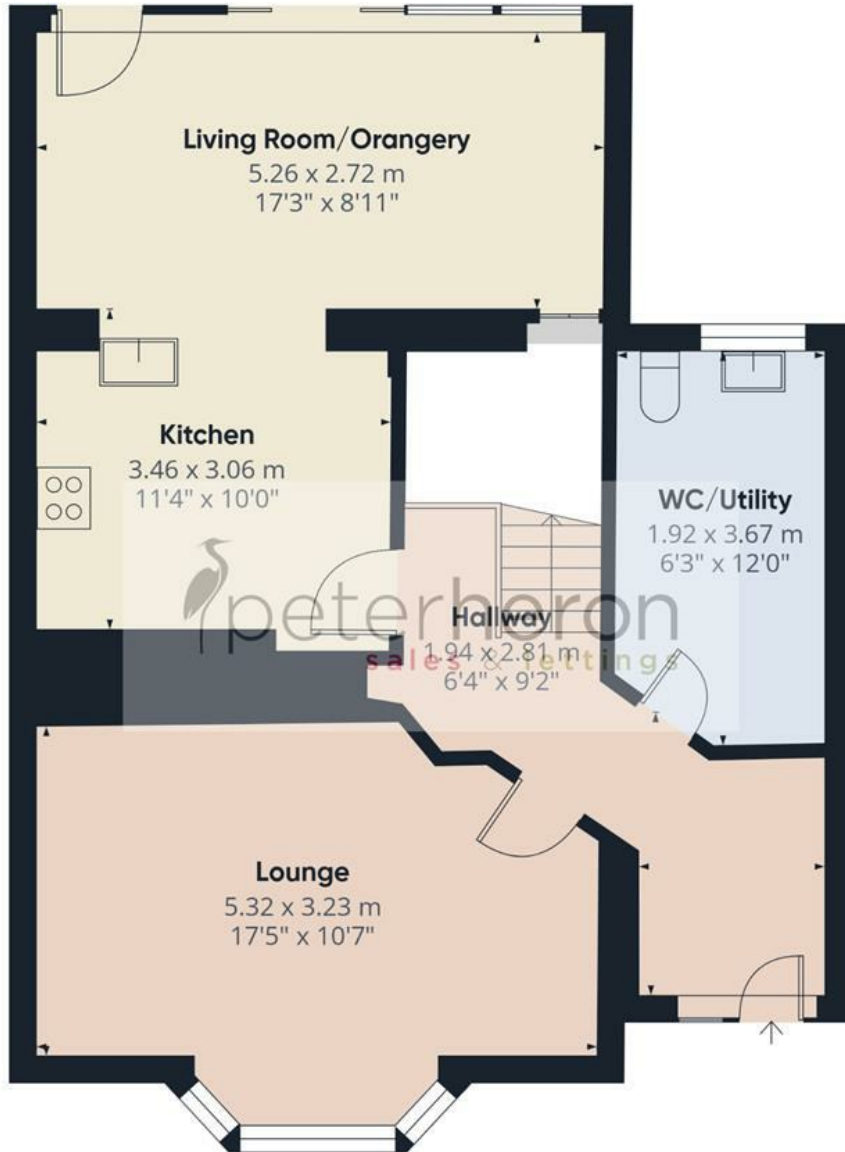
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Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

98 m<sup>2</sup>  
1054 ft<sup>2</sup>

(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.

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