









Occupying a sought after position just off Sunnyside Lane, with all the superb amenities the picturesque village of Cleadon has to offer set close to hand, this popular style 'Gordon Durham' built 3 bedroom semi-detached home, offers an exciting opportunity for first time buyers and families who wish to live within the catchment area of Cleadon Village Academy.

Available with no upward chain, the property internally has a comfortable living space comprising reception hall, ground floor shower room, open plan living room / diner, breakfasting kitchen with adjoining utility, 3 first floor bedrooms and bathroom.

Benefitting from gas central heating and UPVC double glazing, the property externally features gardens to the front with a drive and garage to the side, together with mature enclosed gardens to the rear.

Within easy reach of the coast, the villages of Whitburn and East Boldon together with Metro Stations at East Boldon and Seaburn; this property is well placed for those who wish to commute to South Shields, Sunderland and Newcastle-upon-Tyne.

Immediate internal inspection is unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via UPVC double glazed feature door to

## Reception Hall

With spindle balustrade staircase, delft rack, turned staircase with under stairs storage cupboard with fitted shelving and hanging rails.

## Ground Floor Shower Room



Low level WC, corner shower cubicle with sliding glass doors - white suite with tiled walls, UPVC double glazed window to the front elevation, single radiator and vinyl flooring.

## Living Room 11'11" x 23'1"



UPVC double glazed window to front elevation, double radiator, living flame gas fire with Adam style surround insert and hearth, second single radiator, aluminium double glazed sliding patio doors leading out onto patio seating area to rear gardens, coved cornice to ceiling.

## Kitchen 9'8" x 11'3"



Good selection of base and eye level units, incorporating stone coloured working surfaces and a 1 1/2 bowl sink unit, pedestal mixer tap, integrated appliances include gas hob, built under electric oven and over head extractor hood, fitted shelving, glass fronted display cabinet, work top lighting, tiled splash backs, tiled floor, UPVC double glazed window

to rear elevation, single radiator, Dyson slim line wall heater, open plan to utility.

## Utility 4'7" x 8'6"



Base and eye level units with working surfaces, space for larger refrigerator, single radiator, tiled floor, UPVC double glazed window and door to rear elevation providing access out into the rear gardens, interconnecting door to garage.

## First Floor Landing

UPVC double glazed window to side elevation, access point to loft.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 (rear) 14'7" x 11'0" max depth into fitted robes



UPVC double glazed window to rear elevation and single radiator.

## Bedroom 2 (rear) 11'5" x 10'1" into fitted robes with over head cup



Built in cupboard with fitted shelving, UPVC double glazed window to rear elevation and a single radiator.

## Bedroom 3 (front) 9'10" x 14'7"



Fitted wardrobes, UPVC double glazed window to front elevation and a single radiator.

## Family Bathroom



Low level WC, wash basin set into vanity unit with cupboards under, panel bath with over head shower- white suite with tiled walls, vinyl flooring, double radiator and UPVC double glazed window to front elevation.

## Outside



Laid to lawn gardens to the front with established borders, a drive to the side providing access to attached garage with up and over door, enclosed lawned gardens to the rear with established borders, mature apple tree, patio seating area, gates to side providing access through to front garden.

## Garage 9'1" x 17'3"

Plumbing for automatic washing machine, space provided for a tumble dryer, wall mounted Baxi Duo-Tech combination boiler serving hot water and radiators and interconnecting door to utility.

## 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.

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# MAIN ROOMS AND DIMENSIONS

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.

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## Council Tax Band

The Council Tax Band is Band D

## Tenure Freehold

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

## Sea Road Viewings

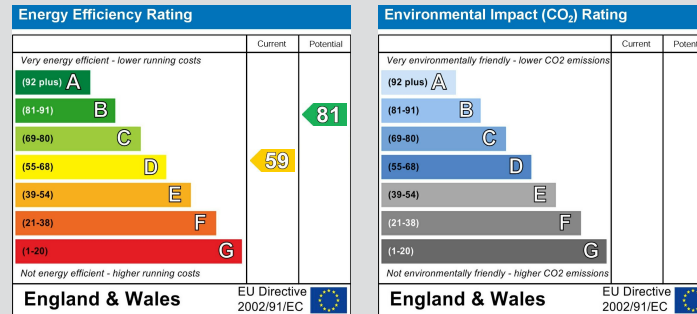
To arrange an appointment to view this property please contact our Sea Road Branch on 0191 5103323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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

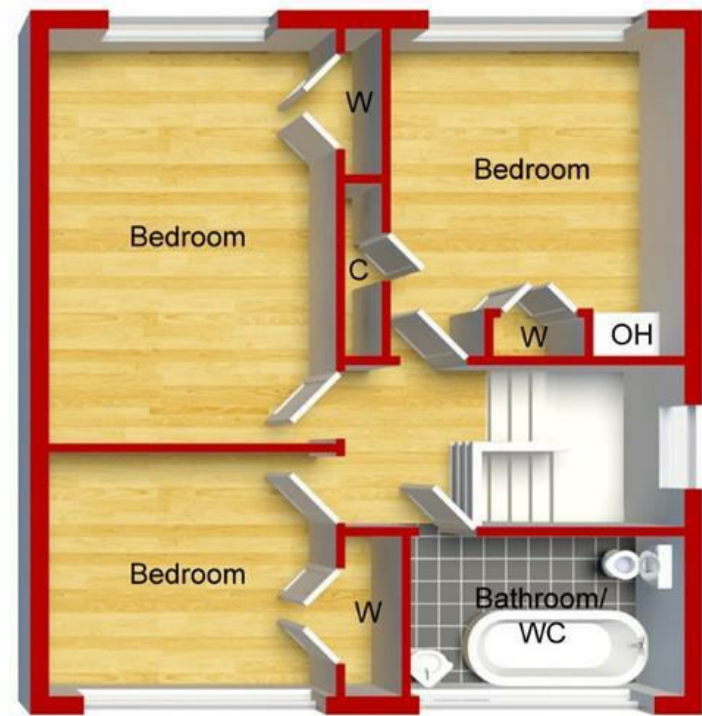
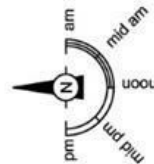


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Ground Floor  
 Approximate Floor Area  
 (50.61 sq.m)



First Floor  
 Approximate Floor Area  
 (46.96 sq.m)

23 Farm Hill Road