

Available with no upward chain and in need of refurbishment and modernising but priced accordingly, this popularly situated three bedroom semi detached home with Freehold title, offers an exciting opportunity for those who wish to live in the highly desirable village of Cleddon. Internal accommodation comprises entrance hall, lounge, dining room, kitchen, utility., three first floor bedrooms and a bathroom whilst externally there is a drive to front with garage and a generous west facing garden to the rear. Walking distance from Cleddon Church of England Academy and the many amenities in Cleddon village centre, the property is also well placed for Sunderland magnificent coastline with award winning Blue Flag beaches and is within easy commuting distance of Sunderland, South Shields, Newcastle Upon Tyne and wider region conurbation. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall



Staircase to first floor with understairs storage cupboard and electric radiator.

Lounge 11'5" plus bay x 13'0"



UPVC double glazed bay window to front and two electric radiators. Arch through to

Dining Room 10'11" x 8'9"



UPVC double glazed window to rear and electric radiator.

Kitchen 10'10" x 8'11"



Wall and floor cupboards with working surfaces over incorporating sink and drainer unit, UPVC double glazed window to rear.

Utility 8'5" x 7'5"



Single glazed window and access to outside.

First Floor Landing

UPVC double glazed window, electric radiator and storage cupboard.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 10'6" x 9'4"



Double glazed window to rear.

Bedroom 2 12'1" x 10'0"



UPVC double glazed window to front.

Bedroom 3 8'10" x 7'9"



UPVC double glazed window to front.

Bathroom



Washbasin and panel bath with overhead shower, tiled walls, double glazed window and electric radiator.

Separate WC



Low level WC, double glazed window.

Outside



Garden to front with driveway providing off street parking leading to GARAGE, side gate leading to the rear lawned gardens with patio seating area.

Garage 17'0" x 7'10"

Electric roller shutter door.

Council Tax Band

The Council Tax Band is Band C.

MAIN ROOMS AND DIMENSIONS

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

Important Notice

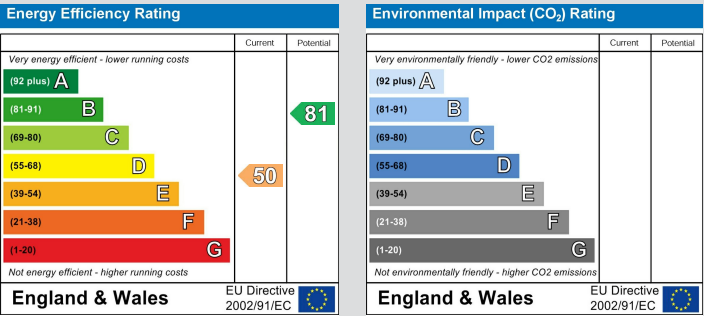
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Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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