









Occupying a sought after position set within this popular Farm Hill Road development, 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 WC and washroom, lounge, dining room, conservatory, breakfasting kitchen and separate utility, 3 first floor bedrooms and a shower room.

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.

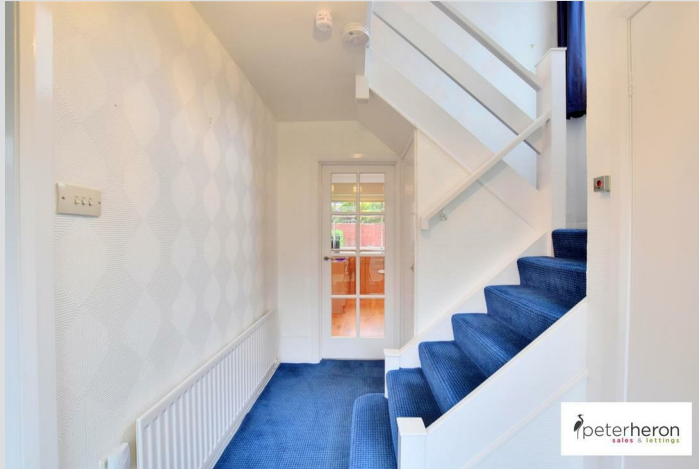
Within easy reach of the coast, the villages of Whitburn and East Boldon together with Metro Stations at East Boldon and Seaburn; this property is well placed for those who wish to commute to South Shields, Sunderland and Newcastle-upon-Tyne. Immediate internal inspection is unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via glazed entrance door to hall.

Entrance Hall



Stairs to first floor and radiator. Doors to lounge, kitchen and separate WC.

Lounge 13'9" x 11'10"



Double glazed window front elevation, radiator and wood panelled feature wall with built in fire. Open plan into dining room.

Dining Room 11'11" x 8'10"



Radiator. Door to kitchen. Double glazed sliding doors to conservatory.

Conservatory 9'8" x 8'11"



Double glazed windows and wooden glass panelled door to rear elevation.

Breakfasting Kitchen 11'4" x 9'7"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated oven, hob and cooker hood. Storage cupboard. Double glazed window rear elevation and radiator. Door to utility.

Utility 9'6" x 4'11"



Space for washing machine, dryer and fridge freezer. Glass panelled door and double glazed window to rear elevation. Door to garage.

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MAIN ROOMS AND DIMENSIONS

Separate WC



Low level WC and corner fitted hand wash basin, radiator, storage cupboards and window.

First Floor Landing

Landing with double glazed frosted window.

Bedroom 1 15'2" x 9'10"



Double glazed window to rear elevation, radiator and built in wardrobes.

Bedroom 2 11'5" x 8'1"



Double glazed window to rear elevation, radiator, built in storage and storage cupboard housing boiler.

Bedroom 3 9'11" x 8'1"



Double glazed window to front elevation, radiator and built in sliding door wardrobes.

Shower Room



Low level WC, washbasin set into vanity unit and walk in shower cubicle, chrome heated towel rail, radiator and double glazed window to front.

Outside



Garden to the front with driveway providing off street parking and access to garage. Generous rear gardens with lawned and block paved areas to rear.

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.

Important Notice - Particulars

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

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MAIN ROOMS AND DIMENSIONS

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. 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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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 or book viewing online at peterheron.co.uk

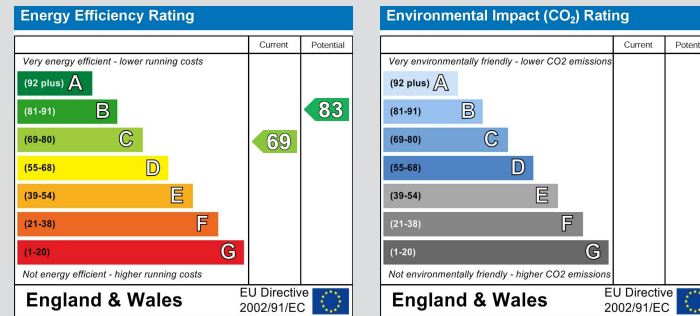
Opening Times

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

Ombudsman

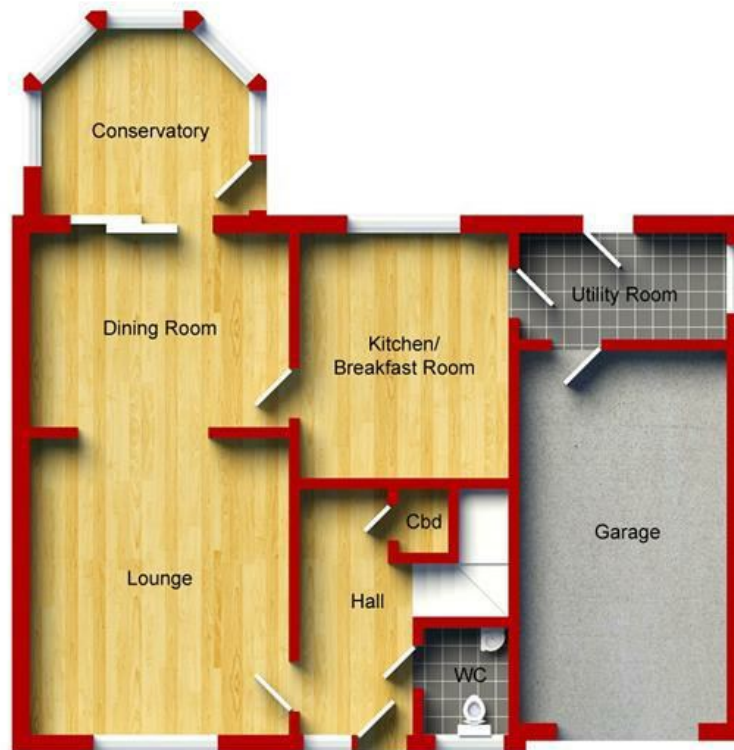
Peter Heron Estate Agents are members of The Property

Ombudsman and subscribe to The Property Ombudsman Code of Practice.

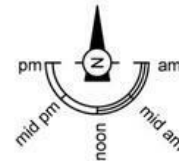


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Ground Floor
Approximate Floor Area
(76.60 sq.m)



First Floor
Approximate Floor Area
(47.70 sq.m)

5 North Street