









This impressive four bedroom property, occupies a delightful cul-de-sac position within the highly regarded village of Cleadon, providing spacious and well presented accommodation over two floors. Internally the property is accessed via an entrance porch, connecting through to a reception hall. There is a lounge, a kitchen fitted with an excellent range of units and French doors to the garden, two bedrooms and a modern shower room, completing the ground floor accommodation. On the first floor there are two further bedrooms, one featuring an en-suite bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking, a single garage whilst to the rear there is a wonderful, generous garden laid mainly to lawn and established planting. The property is ideally placed for the amenities available in Cleadon Village with cafes, restaurants, bars and shops, as well as schools. It is also well located for transport connections by road and also the Metro system, making it ideal for those who wish to commute through to areas including Newcastle upon Tyne. Available immediately on an unfurnished basis.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Porch

Door to hallway.

## Reception Hall



Double Radiator and 2x storage cupboards.

## Lounge 13'0" x 17'8"



2x double glazed windows to rear, feature fireplace and radiator. Stairs to first floor.

## Kitchen/Diner 8'1" x 11'3" plus 10'1" x 8'0"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven with electric hob, space provided for a fridge

freezer and washing machine. Column radiator. 3x double glazed windows to rear elevation. Composite door and UPVC double glazed French doors to garden.

## Bedroom 1 13'3" x 11'4"



Double glazed window to front and radiator.

## Bedroom 2 10'4" x 11'10"



Double glazed window to front and radiator.

## Shower Room



Low level WC, washbasin and shower cubicle, radiator and double glazed window.

## First Floor Landing



Velux window and storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 11'6" x 11'10"



Velux window and radiator. Door to en-suite.

## En-Suite Bathroom



Low level WC, washbasin and bath, heated towel rail and Velux window.

## Bedroom 4 19'7" x 10'0"



Velux window and 2x radiators.

## Outside



Gravelled garden to the front with block paved driveway providing off street parking. Garage and carport to the side. Generously sized wrap around garden, mainly laid to lawn with block paved seating area, pond, greenhouse and 2x sheds.

## Garage

Access via an up and over door.

## Council Tax Band

The Council Tax Band is Band D.

## Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.

## Lettings Important Notice

We endeavor to make our lettings particulars accurate and

reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing

To arrange an appointment to view this property please complete an online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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