

ColinLilley

ESTATE AGENTS



20 Bywell Road

Cleadow, SR6 7QT

£465,000



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Entrance lobby

Via a composite front door, tiled floor and through to

Entrance hall

Stairs to the first floor, character half panelled walls, spot lights and a radiator

Cloaks WC

Vanity unit with wash basin, WC and tiled floor

Living room

A beautiful comfortable front living room with bay window and plantation shutters. There's a fire surround and an electric fire, coving and a radiator

Dining room

To the rear, this versatile, room has an abundance of light, comes with herringbone flooring, coving and a radiator

Kitchen dining room

Undoubtedly the hub of the home, this wonderful extension has a vaulted ceiling and exposed beam, comes with French doors and windows to maximise light and to take in the superb southerly aspect gardens with views over the Boldon Flats nature reserve. The kitchen has a range of shaker wall and base units with contrasting work surfaces and metro tiled splash backs. There's a ceramic sink, double extractor hood, integral fridge, freezer and dishwasher, spot lights and column style radiator

Utility

Plumbed for appliances and with a doors to the side and garage, there are spot lights and a radiator

First floor

Landing and return stairs to the second floor, built in cupboard and a radiator

Bedroom 1

To the rear of the home and with great views, radiator

Bedroom 2

To the front and with a radiator

Bathroom

A character period bathroom with half panelled and tiled walls featuring a roll top bath with mixer shower tap, vanity unit housing a wash basin, WC, plantation window shutters and a towel radiator

Second floor

Landing

Bedroom 3

Two velux windows and eaves level storage, radiator

En suite

An en suite bathroom with a bath having a mixer shower over and mixer shower tap, shower screen, wash basin and WC, part tiled walls and tiled floor, velux window

Garage

A single garage, plastered through and with an electric roller door, central heating boiler, light and power.

External

To the front is a lawn and block paved drive for off street parking, whilst to the rear are superb sized mature gardens with southerly aspect and recently installed composite decking, a patio area and lawns, all designed to maximise the aspect and unique views over the Boldon Flats nature reserve.

Note

Freehold title, Council Tax Band D, Mains Services Connected, Flood Risk very low. Broadband Basic 11 Mbps, Superfast 70 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Vodafone likely, Three and EE limited.



Road Map



Hybrid Map



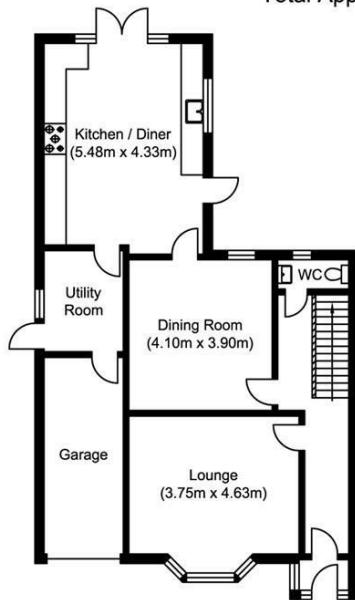
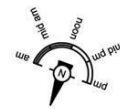
Terrain Map



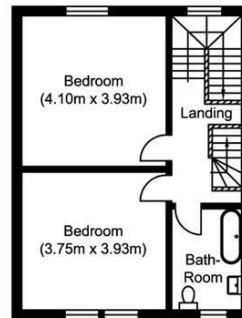
Floor Plan

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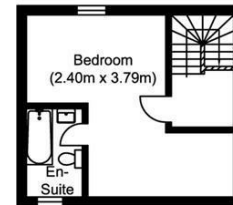
Total Approx Floor Area 1826.00 sq. ft. (169.70 sq. m)



Ground Floor
Approximate Floor Area
1010.73 sq. ft.
(93.90 sq. m)



First Floor
Approximate Floor Area
515.59 sq. ft.
(47.90 sq. m)



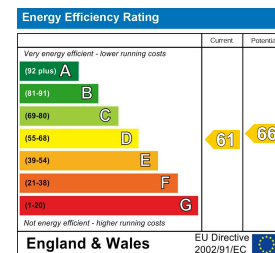
Room In Roof
Approximate Floor Area
300.31 sq. ft.
(27.90 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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