



6 Cottage Gardens

Cleadon Sunderland, SR6 7PE

Offers Around £165,000



This is a rare opportunity to buy and renovate to your own specifications, a lovely sized First Floor Apartment in this unique development in the heart of Cleadon Village. The home offers a blank canvas to consider how to remodel and renovate, comes with two bedrooms, a fully tiled bathroom with shower over the bath, a superb sized lounge dining room with west aspect and hardwood floors that then leads into a kitchen. There's gas central heating, some double glazing and a tandem two car parking bay in the communal courtyard area. These lovely apartments are not available that often, so an early viewing is essential



Communal entrance

From the rear courtyard, there is the communal entrance via a secure entry system with stairs leading to the first floor landing with the apartments entrance door.

Entrance hall

An entrance hall with a built in cupboard, hardwood floor and a radiator. The loft is accessed via a hatch and ladder. There is some boarding in the loft which also houses the Worcester central heating boiler.

Lounge dining room 21'5" x 11'3" (6.54 x 3.44)

A lovely sized room with a square bay window having a west aspect, hardwood floor and a feature fire surround with an electric fire, two radiators

Kitchen 8'4" x 6'10" (2.56 x 2.09)

Fitted with wall and base units housing a sink, tiled walls and a radiator

Bathroom

A three piece suite of a shower bath with a mixer shower tap and mixer shower over, shower screen, wash basin and WC, tiled walls and floor, spot lights and a towel radiator

Bedroom 1 13'3" x 9'3" (4.05 x 2.82)

With a square bay window overlooking Newcastle Road, built in wardrobes with sliding doors and a radiator

Bedroom 2 9'10" x 6'9" (3.01 x 2.07)

Built in cupboard, radiator

External

Allocated tandem 2 car parking bay in the communal courtyard and garden area with paving and patio area. There is a timber bin store

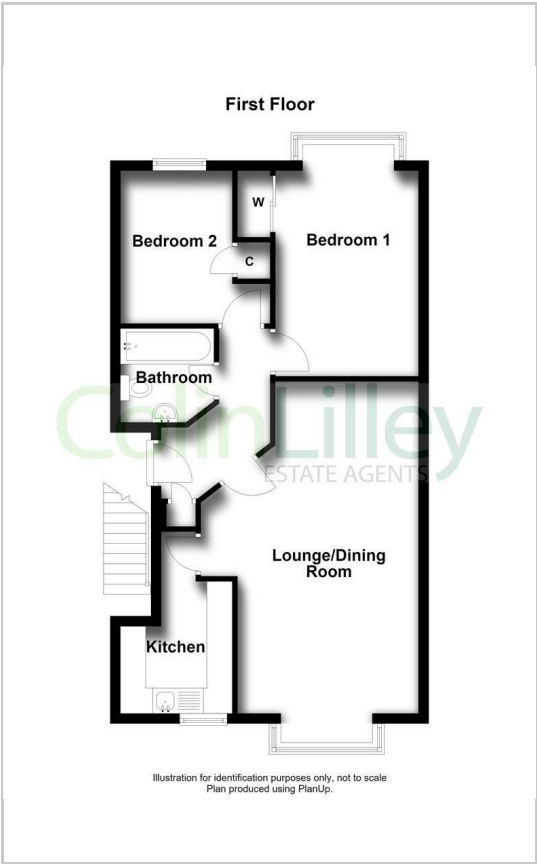
Note

A 7th share of the freehold company ltd with the apartment having a 999 year lease from 1983. A maintenance charge is payable for the upkeep of all the communal areas and includes buildings insurance, this is currently £80 per month. Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Vodafone likely, EE and Three limited

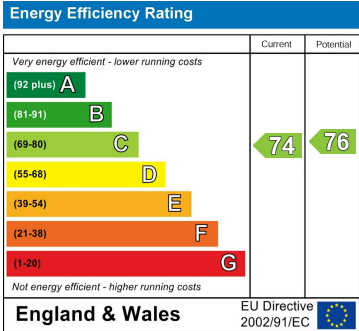
Area Map



Floor Plans



Energy Efficiency Graph



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