



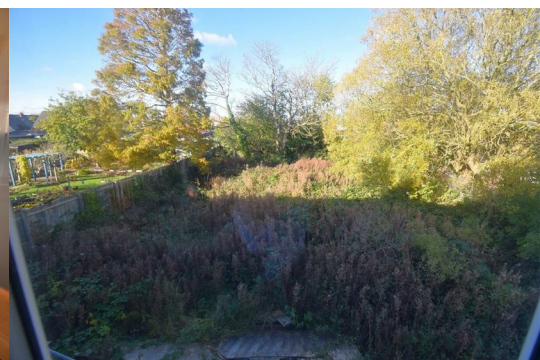
## 15 The Crescent

Cleadon Sunderland, SR6 7QZ

£399,000



If you have dreamt of creating a home for life or are looking for a high end project, then 15 The Crescent could be the one for you. Situated on a great sized garden plot, circa 0.19 of an acre, and being ripe for extensions and development (subject to planning) in this super private location, we are delighted to offer this three bedroom Semi Detached home having already had new windows, replastering works, a white bathroom suite and an oak kitchen, preparing the ground for an incoming buyer to decide on the next phase of improvement for the home. The location has always been stunning and offers a good degree of privacy, so we urge you not to miss this super opportunity.



Entrance hall

Stairs to the first floor, radiator

Cloaks WC

Vanity unit with wash basin, WC, radiator

Living room 14'5" x 10'10" (4.40 x 3.32)

Feature fire surround with a gas fire, French doors to the garden, radiator

Dining room 10'9" x 10'4" (3.29 x 3.17)

Radiator

Kitchen 10'9" x 6'9" (3.29 x 2.07)

Fitted with oak wall and base units with contrasting work surfaces housing a sink unit, gas hob with oven under and filter hood over, integrated washer, radiator

First floor

Landing with built in cupboard housing the central heating boiler, loft access via hatch and ladder.

Bedroom 1 10'7" x 9'7" (3.25 x 2.94)

Fitted wardrobes to the alcoves, radiator

Bedroom 2 11'1" x 8'8" (3.38 x 2.65)

Period style fireplace, radiator

Bedroom 3 10'9" x 7'8" (3.30 x 2.36)

Radiator

Bathroom 7'6" x 5'7" (2.29 x 1.72)

Bath with mixer shower over, wash basin and a radiator

Separate WC

WC

External

A superb sized garden plot, circa 0.19 of an acre with drive to the front and extensive gardens to the rear.

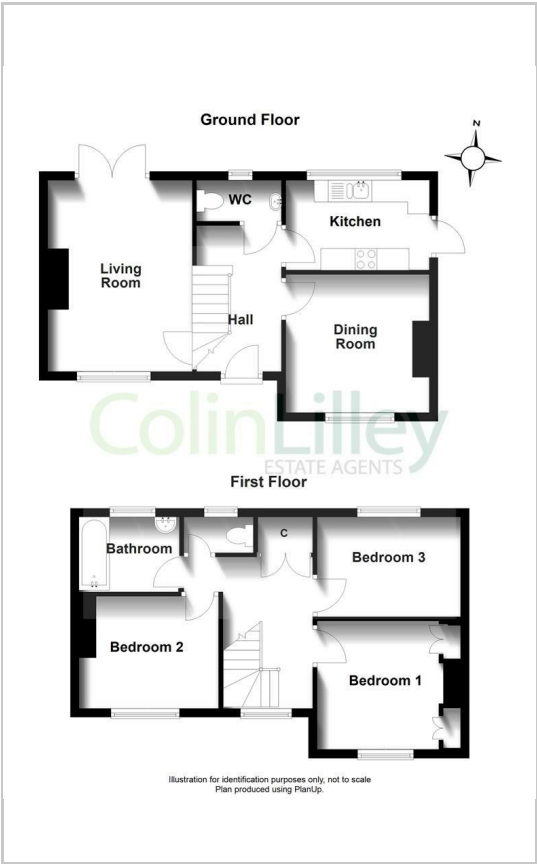
Note

Freehold Title, Council Tax Band D, Mains Services Connected, Cleadon Conservation Area, Flood Risk very low. Broadband Basic 12 Mbps, Superfast 75 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 likely, Three, Vodafone and EE limited.

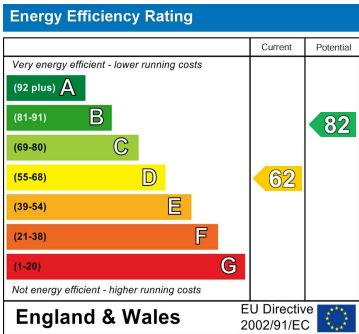
Area Map



Floor Plans



Energy Efficiency Graph



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