



## 26 Sunderland Road

, Cleadon, SR6 7UT

Offers Over £999,995



# 26 Sunderland Road

, Cleadon, SR6 7UT

Offers Over £999,995



## Entrance vestibule

Laminate floor, leading to:

## Inner hall

Radiator, stairs to first floor, opening to the sitting room and kitchen/breakfast room

## Living room

19'5" x 16'7" (5.92m x 5.05m)

Formal living room has 3 double glazed windows, radiator and recessed spot lighting

## Dining room

16'8" to bay x 14'2" (5.08m to bay x 4.32m)

The dining room has 3 double glazed windows, feature fireplace with gas fire, radiator and laminate flooring

## Garden room

16'0" x 11'10" (4.88m x 3.61m)

A light and airy garden room having an impressive vaulted ceiling, 4 double glazed windows, double glazed French doors to the rear garden, laminate flooring and two radiators

## Sitting room

16'9" max x 14'1" (5.11m max x 4.29m)

The sitting room has a bay window with 3 double glazed windows, laminate floor, feature fireplace with gas fire

## Kitchen/breakfast room

16'2" x 12'4" (4.93m x 3.76m)

The kitchen has a range of floor and wall units, double electric oven, sink and drainer with mixer

tap, breakfast island, electric hob with extractor over, radiator, space for an American style fridge freezer, recessed spot lighting and radiator

## Utility

8'2" x 8'0" (2.49m x 2.44m)

Range of floor and wall units, plumbed for washer, door to the rear and laminate flooring

## WC

Low level WC, wash hand basin with mixer tap set on vanity unit, extractor fan and laminate floor

## Bedroom/office

10'11" x 8'1" (3.33m x 2.46m)

A versatile room that has been used as a ground floor bedroom and a study, double glazed window and radiator

## First floor

Landing with storage cupboard and radiator

## Bedroom 1

23'6" max x 17'3" max (7.16m max x 5.26m max)

Two double glazed windows and radiator

## Dressing room

10'7" x 6'2" (3.23m x 1.88m)

## En suite

Contemporary white suite comprising low level WC, wash hand basin with mixer tap set on storage unit, double glazed window, partially tiled walls, tiled floor, shower with rainfall style shower head and a shower attachment and tiled surround, free standing bath

## Bedroom 2

16'11" max x 14'7" max (5.16m max x 4.45m max)

Two double glazed windows, a range of mirror fronted fitted wardrobes and radiator

## En suite

White suite comprising low level WC, pedestal basin with mixer tap and tiled splash back, recessed spot lighting, extractor fan, tiled floor, shower with tiled surround and chrome towel radiator

## Bathroom

White suite comprising low level WC, pedestal basin, corner shower cubicle with tiled surround, tiled floor, bath with mixer tap and shower attachment, tiled floor, double glazed window and towel radiator

## Bedroom 3

14'11" x 14'2" (4.55m x 4.32m)

Double glazed window, a range of fitted wardrobes and radiator

## Bedroom 4

14'4" x 14'2" (4.37m x 4.32m)

Two double glazed windows and radiator

## Externally

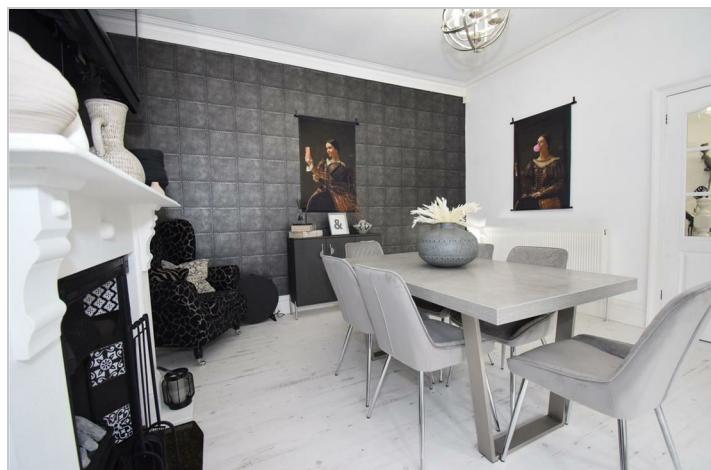
Externally the property is access via an electronically operated gated entry that opens to a gravelled driveway leading to the house and double garage. The garden is stocked with an abundance of plans, trees and shrubs in addition to two paved patio areas, a gardeners WC and extensive lawns

## Garage

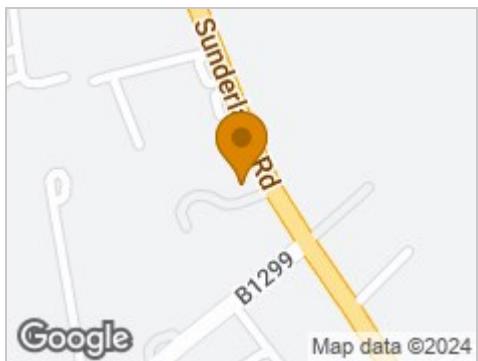
Detached double garage accessed via up and over door

## Garden room

Detached building situated to the rear of the garden that could be used for a variety of uses, currently used as a home gymnasium



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**ColinLilley**  
ESTATE AGENTS

Total Approx Floor Area 2781.82 sq. ft. (258.44 sq. m)

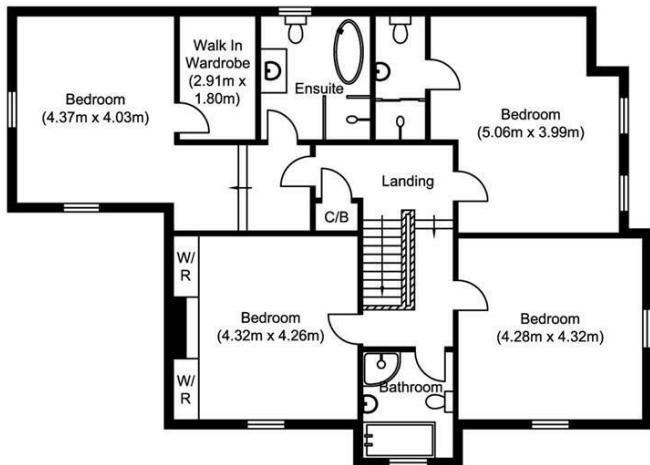
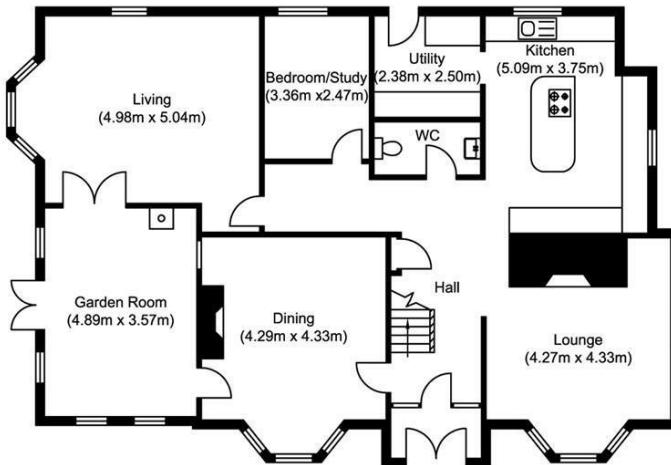
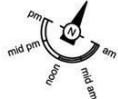
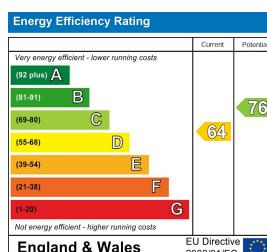


Illustration for identification purposes only, measurements are approximate, not to scale.

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.