



71 Woodlands Road

Cleadon, SR6 7UD

Offers Around £295,000



Perfectly positioned with a south west aspect garden looking onto Boldon Flats Nature Reserve, this three bedroom semi detached home offers the opportunity to renovate and extend (subject to planning) to create your forever perfect home. There are three bedrooms, two generous reception rooms, kitchen, utility and a cloaks shower room along with a great long garage for the car and storage. With a drive, the great gardens, central heating and double glazed windows, the potential on offer is superb. No Onward Chain, viewing essential.



Entrance lobby

Via a PVCu front door

Cloaks shower room

Shower area with a mixer shower, wash basin and WC, radiator

Entrance hall

Stairs to the first floor with a cupboard under

Living room 14'1" x 11'8" (4.30 x 3.56)

Built in display and storage unit, bay window and a radiator

Dining room 13'1" x 9'5" (3.99 x 2.89)

Rear bay with French door to the garden, radiator

Kitchen 10'5" x 8'11" (3.18 x 2.73)

Wall, base units and work surfaces housing a sink unit, two built in cupboards, radiator and door to the utility

Utility 10'10" x 8'6" (3.32 x 2.60)

Wall and base units, central heating boiler, door to the garage and to outside

First floor

Landing with loft access, the loft having some boarding

Bedroom 1 12'0" x 10'8" (3.68 x 3.27)

Built in wardrobes, bay window and a radiator

Bedroom 2 12'2" x 10'8" (3.73 x 3.27)

Built in cupboard, great views over Bordon Flats Nature Reserve, radiator

Bedroom 3 8'11" x 7'7" (2.74 x 2.33)

Radiator

Bathroom

Bath with a mixer shower over, wash basin, a built in cupboard, part tiled walls and a radiator

Separate WC

Space saver cloaks WC with cistern top wash basin

Garage 21'5" x 8'6" (6.55 x 2.60)

A great sized garage with an up and over door and a work bench.

External

Front block paved drive for parking for at lease two cars. The rear gardens have a lovely south west aspect toward Bordon Flats Nature Reserve with a garden gate for access, lawns and a garden shed.

Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk Very Low. Broadband Basic 11 Mbps, Superfast 41 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT and Sky, Mobile Coverage O2 likely, EE, Vodafone and Three limited

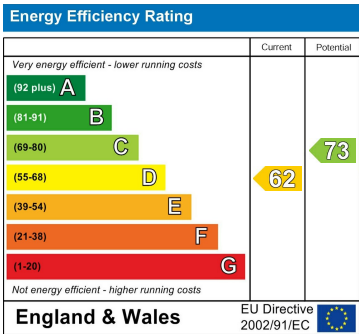
Area Map



Floor Plans



Energy Efficiency Graph



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