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ESTATE AGENTS



33 Windsor Drive

Cleadon Sunderland, SR6 7SY

£260,000

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This is an ideal proposition for those looking to create a great family home offering cosmetic potential to alter and upgrade. The home has a one year old Wren fitted kitchen with walk in pantry unit, comes with double glazing and gas central heating. There are efficient leased solar panels for lower energy bills and on offer are three bedrooms, a bathroom, lounge to dining room, utility with courtesy door to the garage. In this superb location for the village, local schools and a walk to Boldon Metro, early viewing is essential.







Entrance hall
Via a composite front door, stairs to the first floor with two cupboards under, radiator

Living room 13'7" x 11'5" (4.16 x 3.50)
Bay window, feature fire surround and open through to

Dining area 11'8" x 8'8" (3.57 x 2.65)
Radiator

Kitchen 11'0" x 8'10" (3.37 x 2.70)
A one year old Wren fitted kitchen with wall and base units having a corner walk in pantry cupboard and contrasting work surfaces housing a sink unit with boiler tap, induction hob with filter hood over and oven under, plumbed for a dishwasher and door through to the utility

Utility 8'7" x 7'5" (2.62 x 2.28)
Plumbed for a washer and doors to both garden and the garage

First floor
Landing with built in cupboard and lovely arched gable landing window.

Bedroom 1 11'8" x 10'2" (3.56 x 3.10)
Fitted wardrobes, radiator

Bedroom 2 10'7" x 9'4" (3.23 x 2.86)
Fitted wardrobes and over bed storage, built in desk/dresser unit, radiator

Bedroom 3 8'4" x 7'7" (2.56 x 2.32)
Stairhead cupboard, radiator

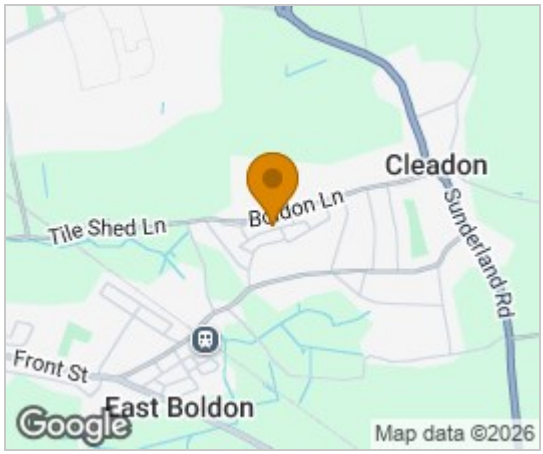
Bathroom 8'3" x 4'11" (2.52 x 1.50)
A coloured bathroom suite of a bath with mixer shower tap, wash basin and WC, tiled walls and a radiator

Garage 18'6" x 7'5" (5.65 x 2.28)
A single garage with up and over garage door and courtesy door to the utility. The garage has lights and houses the central heating boiler.

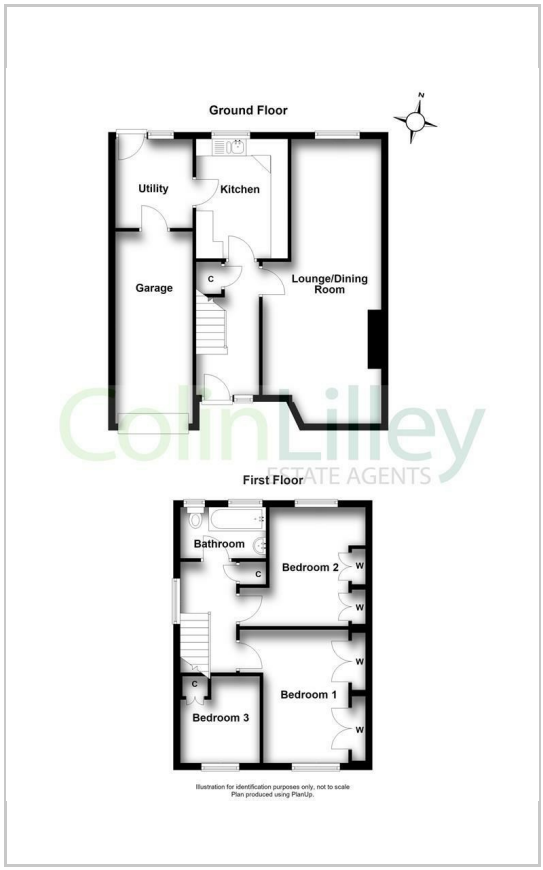
External
Front drive for off street parking and garden area. To the rear is a mature garden with two ponds and two garden sheds

Note
Freehold Title, Council Tax Band C, Solar Panels leased through A Shade Greener, Mains Services Connected, Flood Risk very low. Broadband Basic 14 Mbps, Superfast 56 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2 likely, Vodafone, EE and Three limited.

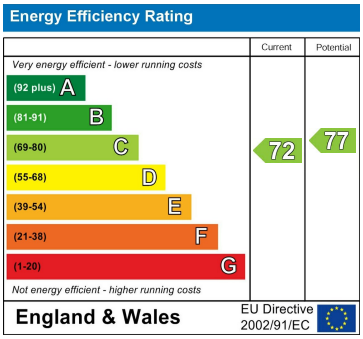
Area Map



Floor Plans



Energy Efficiency Graph



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