



8 Lilac Gardens

Cleadon, SR6 7QB

£249,950



This charming semi-detached house presents an excellent opportunity for those looking to create their dream home in this much sought after location. Boasting three well-proportioned bedrooms, two reception rooms, kitchen, conservatory, bathroom and a ground floor shower room, this versatile layout presents great potential for the buyer to re configure and renovate. The home has double glazing, electric heating although gas is present, off street parking and a small storage garage great for motorbikes, bins and family possessions. No Onward Chain,



Entrance hall

Stairs to the first floor with stair lift, electric radiator

Living room 16'7" x 10'9" (5.06 x 3.30)

Tiled fireplace and an electric fire, electric radiator, arch through to

Dining room 8'10" x 8'9" (2.70 x 2.67)

Electric radiator

Kitchen 10'8" x 8'9" (3.27 x 2.68)

Wall, base units and work tops with a sink unit, floor standing gas boiler for the hot water, integrated dishwasher, fridge and freezer, built in cupboard

Rear lobby

With built in cupboard, door to

Conservatory 12'3" x 8'8" (3.75 x 2.65)

Door to the small garden and also a door into

Utility Shower room 8'6" x 6'11" (2.60 x 2.13)

Formed from the rear of the garage, this room has a shower enclosure with a mixer shower, clad walls and a door through to the remainder of the garage

First floor

Landing

Bedroom 1 13'11" c 9'7" (4.25 c 2.93)

Fitted wardrobes and a built in cupboard, electric radiator

Bedroom 2 9'0" x 8'9" (2.76 x 2.67)

Built in cupboard

Bedroom 3 10'11" x 9'3" (3.34 x 2.82)

Fitted wardrobe and a stairhead cupboard, electric radiator

Bathroom

Bath, wash basin and WC, half tiled walls and an electric radiator

Garage 12'4" x 8'6" (3.76 x 2.60)

The remainder of the garage with an electric roller door and now ideal for storage or further conversion

External

Drive and paved front garden. Small enclosed rear patio garden.

Note

Tenure Freehold, Council Tax Band D, Mains Services Connected although heating electric. Flood Risk none. Broadband Basic 9 Mbps, Superfast 80 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2, Three and Vodafone all likely, EE limited.

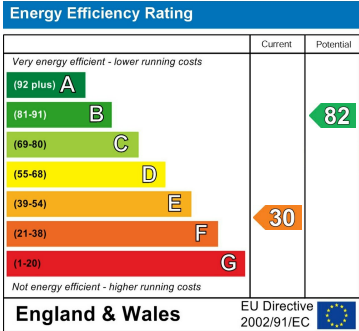
Area Map



Floor Plans



Energy Efficiency Graph



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