



## 8 Burdon Road

Cleadon, SR6 7RU

£289,950



In a superb location and offering the chance to upgrade, improve and future proof to your specifications, we are delighted to present this two bedroom Semi Detached Bungalow that sits on a great sized garden plot with a detached garage and long drive in this super location for both Cleadon centre and East Boldon. The home is centrally heated, comes with double glazing and offers a lounge, dining room to a kitchen and conservatory, the two bedrooms, both with wardrobes and a shower room. Offered with No Onward Chain, we anticipate strong demand.





**Entrance lobby**  
Through to

**Entrance hall**  
Two built in cupboards, radiator

**Living room 13'9" x 10'4" (4.21 x 3.17)**  
Tiled fireplace and a gas fire, radiator

**Dining room 12'2" x 10'1" (3.72 x 3.09)**  
Radiator

**Kitchen breakfast room 9'8" x 8'5" (2.97 x 2.59)**  
Fitted with wall and base units with a breakfast bar area. Incorporated is a sink unit, electric hob with double oven and filter hood, built in cupboard, tiled walls and a radiator. Door to

**Conservatory 10'2" x 9'0" (3.12 x 2.75)**  
Built in cupboard housing the central heating boiler, door to the garden, tiled floor and a radiator

**Shower room**  
Shower enclosure with an electric shower, wash basin and WC, tiled walls and a radiator

**Bedroom 1 12'0" x 11'0" (3.67 x 3.36)**  
Fitted wardrobes, free standing drawer units, bay window and a radiator

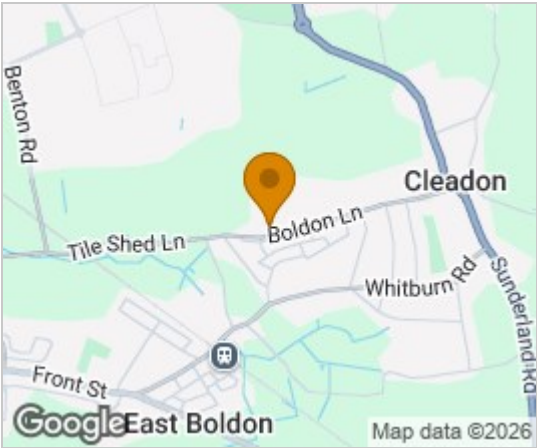
**Bedroom 2 12'0" x 8'11" (3.67 x 2.74)**  
Fitted wardrobes, radiator

**Garage**  
A single detached garage with an up and over door and courtesy door to the garden.

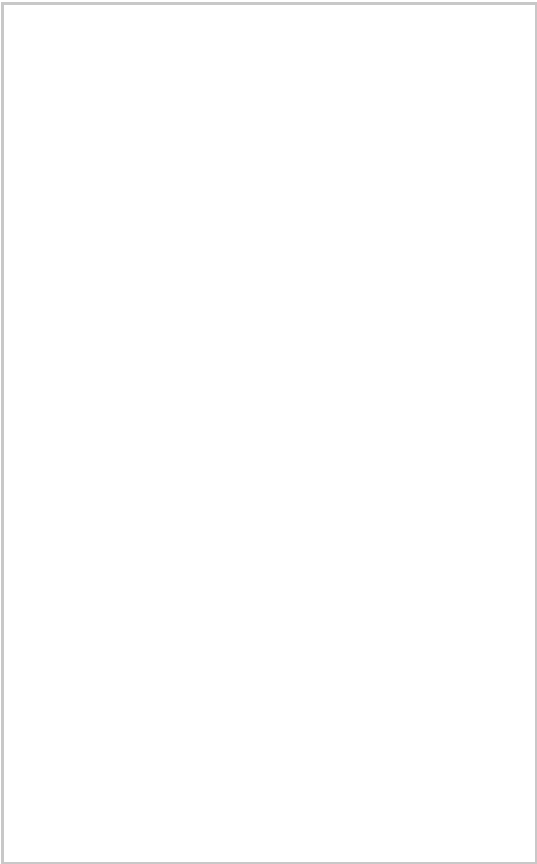
**External**  
The home sits on a great sized garden plot with a block paved drive for numerous vehicles to park. The garden is mainly lawned both front and rear with a garden shed and an outside tap.

**Note**  
Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk very low. Broadband Basic 12 Mbps, Superfast 39 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2 likely, Three, EE and Vodafone limited

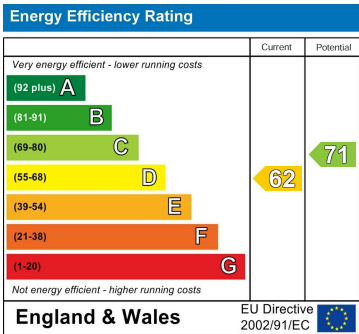
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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