



## 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 Boldon 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 least two cars. The rear gardens have a lovely south west aspect toward Boldon 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

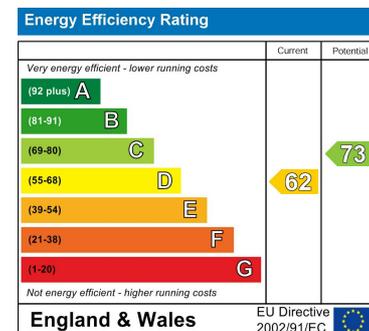
## Area Map



## Floor Plans



## Energy Efficiency Graph



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