



28 Elmsleigh Gardens

Cleadon, SR6 7PR

£338,000



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Entrance lobby

Via a composite front door, built in cupboard , laminate floor and through to

Entrance hall

Stairs to the first floor, laminate floor and radiator

Cloaks WC

Vanity wash basin, WC, Baxi boiler, part tiled walls and radiator

Living room

Bay window, cast iron fireplace with gas fire, hardwood floor and radiator

Dining sitting room

Open plan to the kitchen area, this rear sitting room has a log burner stove, tiled floor and cast iron style radiator, patio door to the sun room and open through to the kitchen area,

Kitchen area

Fitted with rustic oak wood effect wall, base units and work surfaces housing a butler style sink, range style cooker with extractor hood over, new integral washer and dishwasher , fridge and freezer, tiled splash backs and tiled floor, under unit lights.

Sun room

Across the rear of the home with tiled floor, radiator and French doors to the garden.

First floor

Landing with loft access with ladder. We are informed the loft has some boarding.

Bedroom 1

Cast iron fireplace, wood floor and radiator

Bedroom 2

Radiator

Bedroom 3

Radiator

Bathroom

A recently installed and tiled bathroom with a bath with mains feed shower over with drencher head and hair washing shower, shower screen, vanity unit with wash basin, WC, illuminated bathroom mirror with demister, tiled walls and LVT floor, clad ceiling with spot lights and an anthracite towel radiator

External

Front block paved drive for ample off street parking. To the rear is a good sized garden with lawns, fencing and gravel area, external tap.

Note

Freehold Title, Council Tax Band C, Flood Risk none. Mains Services Connected. Broadband Basic 7 Mbps, Superfast 53 Mbps. Satellite / Fibre TV Availability BT and Sky. Mobile Coverage O2 likely. Three, Vodafone and EE limited



Road Map



Hybrid Map



Terrain Map



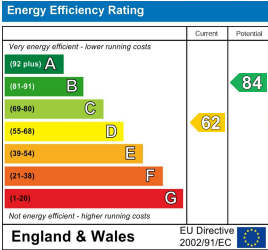
Floor Plan



Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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