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## ELMSLEIGH GARDENS, SUNDERLAND £299,950

This superb 2/3 bed semi detached house is situated on Elmsleigh Gardens in Cleadon Village and is likely to appeal to a wide variety of purchaser who will not fail to be impressed. Cleadon offers an array of shops, restaurants and amenities all within walking distance. The property itself offers family living space that has been extended to the rear with the living accommodation briefly comprising of: Entrance Porch, Inner Hall, Sitting Room or Ground Floor 3rd Bedroom, Living / Dining Room, Kitchen / Breakfast Room and to the First Floor, Landing, 2 Bedrooms and a Bathroom, There is a Second Floor Loft Room & WC. Externally there is a front lawned garden and driveway for off street parking, a shared side driveway leading to the garage and to the rear is a generous lawned garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached House  
Living / Dining Room  
No Chain Involved  
Garage & Gardens

2 / 3 Bedrooms  
Kitchen / Breakfast Room  
Viewing Advised  
EPC Rating: D



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### Entrance Porch

Double glazed window, leading to the inner hall.

### Inner Hall

Radiator, stairs to the first floor, stained glass window.

### Living Room or Ground Floor 3rd Bedroom

13'7" max x 14'0" max

This room was previously used as a ground floor 3rd bedroom having a double glazed window, radiator, 2 recessed storage cupboards / wardrobes.

### Sitting Room

13'6" max x 23'1" max

The sitting room double glazed French doors to the rear garden, 2 radiators, feature fire with gas fire.

### Kitchen/Breakfast Area

19'5" max x 9'9" max

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, space for a freestanding cooker, 2 double glazed windows, radiator, door to the rear garden, cupboard with wall mounted gas central heating boiler.

### First Floor

Landing, double glazed window to the front and side elevation.

### Bedroom 1

13'3" x 10'11"

Front facing, double glazed window, radiator.

### Bedroom 2

9'10" x 11'6"

Rear facing, double glazed window, radiator, 2 recessed wardrobes.

### Bathroom

White suite comprising of a low level WC, wall hung wash hand basin, bath with mixer tap and electric shower over, tiled floor, 2 double glazed windows, extractor.

### Loft Room

15'8" x 15'3'8"

Accessed via stairs from the first floor, landing, 2 velux style windows, radiator.

### WC

Low level WC, wash hand basin with tiled splashback, velux style windows.

### Externally

Externally there is a front lawned garden and driveway for off street parking, a shared side driveway leading to the garage and to the rear is a generous lawned garden.

### Garage

detached garage

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band C.

# M I C H A E L   H O D G S O N

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