



## 4 bed bungalow to buy in SR6

Broadlands, Cleadon, Sunderland, Tyne and Wear, SR6 7RD

# £500,000

🛏 x4 🚿 x1 🚗 x2

Tenure

**Freehold**

Double Garage parking

## Property features

- ✓ FOUR BEDROOM DETACHED BUNGALOW
- ✓ TWO RECEPTION ROOM
- ✓ ENCLOSED GARDENS AND DOUBLE GARAGE
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

| FOUR BEDROOM | TWO RECEPTION ROOM | DETACHED BUNGALOW | ENCLOSED GARDENS | DOUBLE GARAGE |

We are delighted to offer to the market this well presented four bedroom two reception room detached bungalow on the sought after Broadlands, Cleadon. Benefiting from gas central heating and double glazing the property is sold with no upper chain and comprises briefly :- Glazed door to the entrance porch and on to the hallway. Doors to the lounge, dining room and kitchen. A utility room leads from the kitchen. Doors leading to bedroom one with en-suite, bedroom two, bedroom three, bedroom four and family bathroom.

Externally gardens lie to the front, side and rear with a driveway to the front providing ample off street parking and leading to the double garage.

Offered for sale with no upper chain early viewing is essential..

Council Tax Band: F

Tenure: Freehold

Price: Offers In Excess Of £500,000

Property Type: Bungalow

Parking: Double Garage

Year built: 1990

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Upvc door to the entrance porch with door to the hallway. Doors to the lounge, dining room and kitchen/diner. Doors leading to the master bedroom with en-suite, bedroom two, bedroom three and bedroom four.



## Lounge

Double glazed window to the front and central heating radiator. Double doors to the dining room.



## Dining room

Double glazed window to the rear and central heating radiator.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back tiling. Electric cooker point with extractor hood. Double glazed window to the rear.



## Utility room

Plumbed for automatic washing machine.



## Bedroom One.

Double glazed window to the rear and central heating radiator.



## En-suite

Comprising low level w.c., shower cubicle and wash hand basin.



## Bedroom Two

Double glazed sliding doors to the garden and central heating radiator.



## Bedroom Three

Two double glazed windows to the front and central heating radiators.



## Bedroom Four

Double glazed window to the side and central heating radiator.



## Bathroom

Comprising low level w.c., panelled bath and pedestal wash hand basin. Shower cubicle and bidet. Double glazed window and central heating radiator.



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## External

Comprising low level w.c., panelled bath and pedestal wash hand basin. Shower cubicle and bidet. Double glazed window and central heating radiator.



Approx Gross Internal Area  
157 sq m / 1686 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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