



MICHAEL HODGSON

estate agents & chartered surveyors

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MOOR LANE, SUNDERLAND £650,000

This superb detached home is situated on Moor Lane in Cleadon offering a highly regarded location boasting convenient access to the villages shops, amenities, bars and restaurants in addition to excellent transport links to the regions towns and cities. The property offers generous yet versatile living space briefly comprising of: Entrance Hall, Living Room, Dining Area, Kitchen / Breakfast Room, Utility, WC and an additional Reception Room whilst to the First Floor is a Landing, 4 Bedrooms, Family Bathroom and an En Suite and Dressing Area to Bedroom 1. Externally there is a front garden with a block paved driveway leading to the house and garage whilst to the rear garden with a paved patio area and lawn. Viewing of this lovely family home is highly recommended to fully appreciate the space, home and location on offer.

Planning was passed for the erection of a single storey rear extension, loft conversion (including four new dormer windows), raise ridge height, minor front porch alteration, demolition of existing masonry boundary wall (front and side boundaries) and erection of a new natural stone boundary wall with metal infill railing panels, alteration of external wall finishes (main house) and replacement of existing UPVC windows with timber frame windows throughout.

Detached House
 Living Room
 Garage & Gardens
 Viewing Advised

4 Bedrooms
 Kitchen / Breakfast Room
 Bathroom & En Suite
 EPC Rating: C



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Planning Permission

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The South tyneside planning reference is ST/0989/22/HFUL

Entrance Hall

Laminate floor, radiator, cupboard under stairs, stairs to first floor

Living Room

10'11" x 27'0"

The Living Room has a doubled glazed window to the front elevation, laminate floor, radiator, recessed spot lighting bi-folding doors to the rear garden

Reception Room

14'6" x 12'0"

A versatile room that could be used for a variety of uses, Double glazed window, radiator

Dining Area

15'5" x 8'11"

Laminate floor, radiator, bi-folding doors to the rear garden

Kitchen/Breakfast Room

13'7" x 14'7"

The Kitchen has a comprehensive range of floor and wall units, electric hob, electric oven, microwave oven/grill, integrated fridge freezer, stainless steel sink with mixer tap, double glazed window,

There is a central breakfasting island with breastfed bar, radiator, door leading to the front

Utility Area

Wall mounted gas central heating boiler, Velux style window

WC

White suite comprising wall hung wash hand basin with mixer tap, wall hung low level wc, chrome towel radiator, recessed spot lighting, double glazed window

First Floor

Landing, double glazed window, radiator, recessed spot lighting, loft access

Bedroom One

11'9" x 11'11"

Front facing, double glazed window, radiator

Dressing Area

12'0" x 5'1"

His and hers dressing areas

En Suite

Modern white suite comprising wall hung low level wc, wall hung wash hand basin with mixer tap wet room style walks in shower with Rainfall style showerhead and an additional shower attachment, double glazed window, towel radiator

Bedroom Two

12'6" x 9'2"

Rear facing, double glazed window, radiator

Bedroom Three

14'7" x 9'1"

Rear facing, double glazed window radiator

Bedroom Four

11'1" x 6'9"

Front facing, double glazed window, radiator, laminate floor

Bathroom

White suite comprising wall, hung wash hand basing with mixer tap set on a vanity unit, bath with mixer tap, walk-in shower, double glazed window, recessed spot lighting, tiled walls and floor

External

Externally there is a front garden with a block paved driveway leading to the house and garage whilst to the a rear garden with a paved patio area and lawn

Garage

Integral garage accessed via electric garage door

TENURE

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

M I C H A E L H O D G S O N

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