

# 24 Cliff Road

24 Cliff Road, Sunderland, Tyne and Wear SR2 0NW

**kimmitt & roberts**  
ESTATE AGENTS



£135,000

kimmitt & roberts

## 24 Cliff Road

, Sunderland, SR2 0NW

*This very impressive mid terraced residence has been both beautifully updated and extended is a credit to its present owners.*

*Situated on this popular street, it stands upon a good sized site with a delightfully extended kitchen / dining / living room; in-fitting with today's modern living. Further features include a refitted bathroom, gas central heating, UPVC double-glazing and attractive decor throughout. Viewing is unreservedly recommended.*



### Entrance Vestibule

with entrance door and door to

### Lounge

5.4m x 3.2m (17' 9" x 10' 6") with double glazed window and radiator

### Inner Vestibule

with staircase leading to first floor

### Kitchen/Diner

5.5m x 3.6m (18' 1" x 11' 10") with wall and base units with contrasting worktops, electric oven, microwave, extractor fan, tiled splash back, radiator, understairs storage cupboard and double glazed french doors leading to rear of property





### **Cloak/W.C.**

with w.c., wash hand basin, radiator and double glazed window

### **First Floor**

#### **Landing**

with loft access hatch

#### **Bedroom 1**

3.1m x 2.7m (10' 2" x 8' 10") (+ robes) with built in wardrobes, double glazed window and radiator

#### **Bedroom 2**

5.1m x 2.5m (16' 9" x 8' 2") (+ robes) with double glazed window, radiator and built in wardrobes

#### **Bedroom 3**

2.3m x 2.2m (7' 7" x 7' 3") with double glazed window and radiator

### **Bathroom**

having panel bath with over shower, w.c., wash hand basin, two double glazed windows and radiator

### **Council Tax Band**

The council tax band is B

### **Disclaimer**

Kimmitt & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.

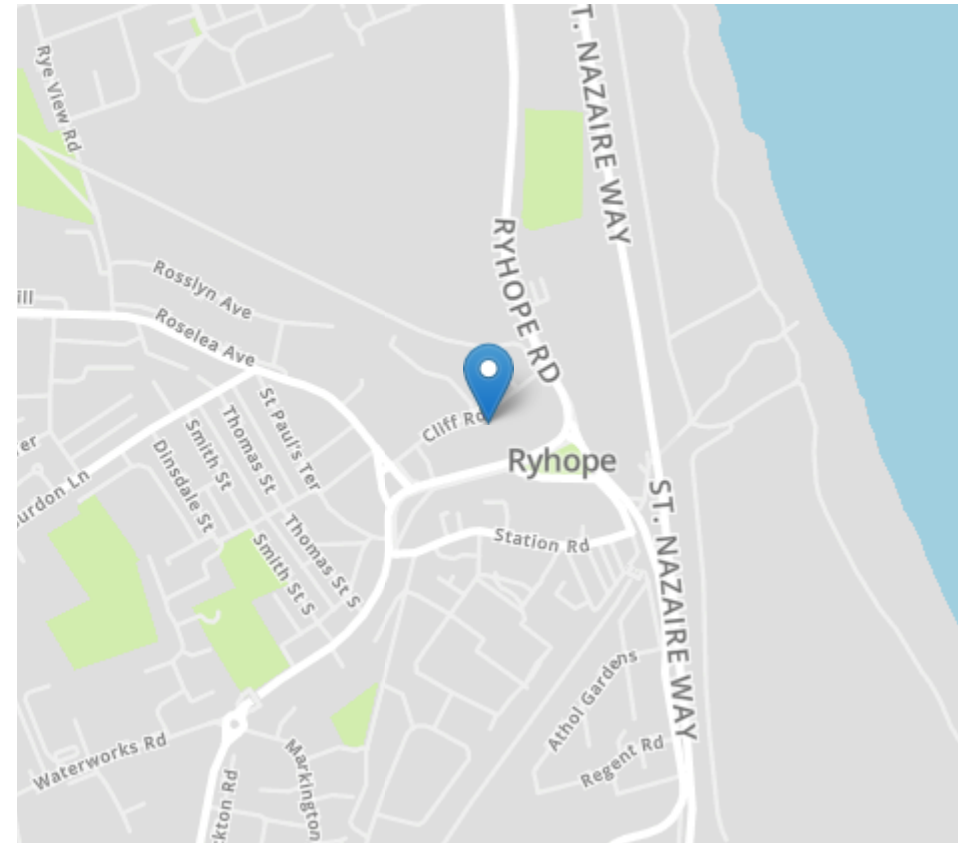
### **Disclaimer**

Please Note: It is our normal policy to obtain a completed questionnaire from the seller about the property and then disclose any material information to the buyer in accordance with the relevant Consumer Protection Regulations. We have been unable



## Floor Plan

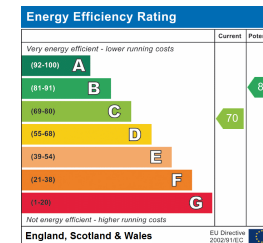
## Area Map



## Viewing

Please contact our Kimmitt & Roberts Estate Agents - Seaham Office on 01915813213 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Kimmitt & Roberts Estate Agents**

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