





2



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- Semi-Detached Bungalow
- Two Bedrooms
- Well-Stocked Garden
- Semi-Rural Location
- Transport Links
- Beautifully Presented
- Conservatory
- Garage + Driveway
- Local Facilities
- Council Tax Band: D





** Video Tours on our YouTube Channel | <https://youtu.be/99rnINnxfTQ>
**

Jan Forster Estates are delighted to welcome to the market this beautifully presented two-bedroom semi-detached bungalow, ideally located in a highly sought-after residential area in East Boldon.

Positioned in a popular and well-established neighbourhood, the property enjoys close proximity to a wide array of amenities and leisure facilities including Boldon Golf and Tennis Club, along with excellent public transport links and major road networks for effortless commuting. There are also scenic walking routes and parks nearby, ideal for outdoor enthusiasts.

Briefly comprising to the ground floor: an inviting entrance hallway, a spacious lounge filled with natural light and a modern open-plan kitchen/dining room boasting fitted units, integrated appliances, and a breakfast bar. This space flows seamlessly into a bright conservatory - perfect for relaxing or entertaining guests. There are two generously sized bedrooms and a stylish, contemporary shower room with WC. Further benefits include gas central heating and double glazing throughout.

Externally, the home boasts a low-maintenance front garden and a beautifully stocked rear garden with a blend of patio and lawned areas, providing a private and tranquil outdoor space. A driveway provides ample off-street parking and leads to a detached garage offering further secure storage.

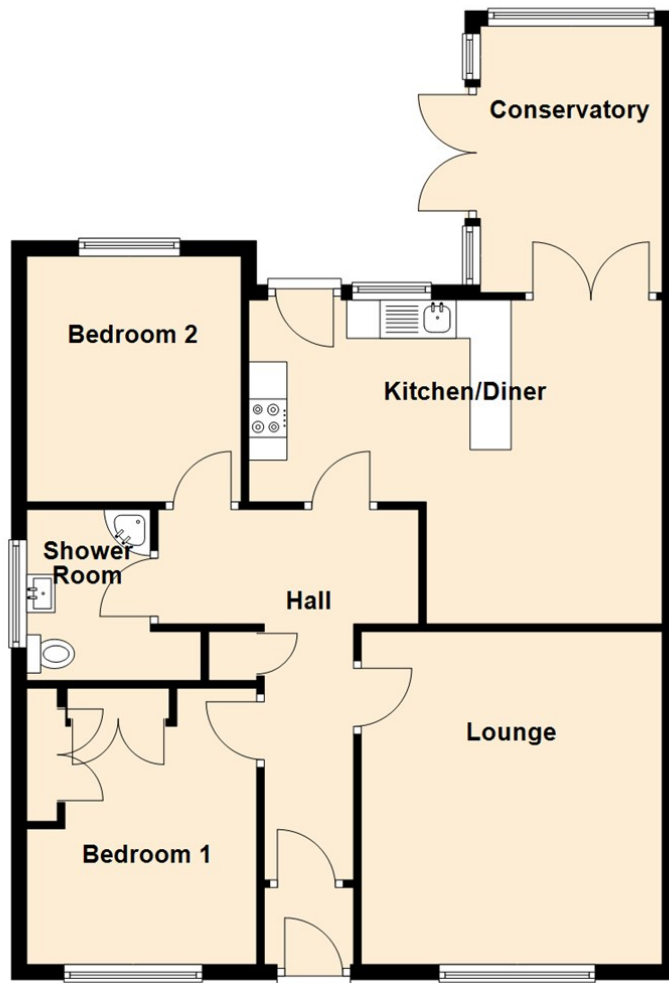
For more information or to arrange a viewing, please contact our team on 0191 236 2070.

Tenure

The agent understands the property to be Freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band: D

Ground Floor



Lounge 12'11" x 14'4" (3.95 x 4.39)

Kitchen-Dining Room 18'2" x 14'11" (5.54 x 4.55)

Conservatory 11'5" x 7'8" (3.49 x 2.36)

Bedroom One 9'10" x 11'10" (3.02 x 3.63)

Bedroom Two 12'4" x 9'3" (3.78 x 2.84)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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