



Rectory Green, West Boldon, Tyne and Wear, NE36 0QD

Offers In The Region Of £275,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE DOUBLE BEDROOMS * CUL DE SAC * WEST BOLDON LOCATION * GARDENS * DRIVEWAY * GARAGE * COUNCIL TAX BAND - D * EPC - D *

Hunters welcome to the market this spacious mid-link house on Rectory Green in the sought-after village of West Boldon.

As you step inside the porch you are greeted by a lovely open hallway, with access to the superb fitted kitchen which has an integral garage door, two spacious reception rooms offering versatility for entertaining or relaxing, and a ground floor WC adds a touch of convenience to everyday living.

Venture upstairs to find three generously sized double bedrooms and modernised family bathroom.

Outside, a secluded rear walled garden provides a tranquil escape with paved areas perfect for enjoying the outdoors. The front of the property boasts a block paved driveway and lawned gardens.

Located in a quiet cul-de-sac, this property not only offers a perfect setting but also provides easy access to the regional road network, making commuting a breeze. With local pubs, restaurants, and schools nearby, the location is ideal for families and professionals alike.

In summary, this lovely home is a rare find in a highly regarded location.

Don't miss out on the opportunity to make this exquisite house your new home.







HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾
1344.95 ft²
124.95 m²

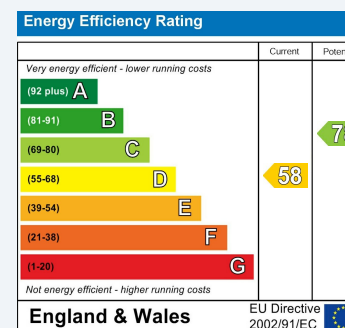
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.