



Avondale Gardens, West Boldon, East Boldon, NE36 0PR

Offers In The Region Of £225,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOOPLAN * THREE BEDROOM SEMI
* DESIRABLE LOCATION * GARDEN * DRIVEWAY * NO ONWARD CHAIN
* COUNCIL TAX BAND - C * EPC - E *

Nestled in the picturesque Avondale Gardens of West Boldon, this semi-detached house offers a remarkable opportunity for those eager to craft their ideal living space.

Upon entering, you are welcomed by an entrance hall that leads into a spacious living room, connecting to the dining area. The kitchen, featuring an offset store room, provides convenient access to the garden through a back door, as well as an integral garage door.

The first floor is home to two generous double bedrooms, alongside a third bedroom, shower room and a separate W.C.

Externally, the property is enhanced by a large rear garden as well as a front garden and a driveway that accommodates parking.

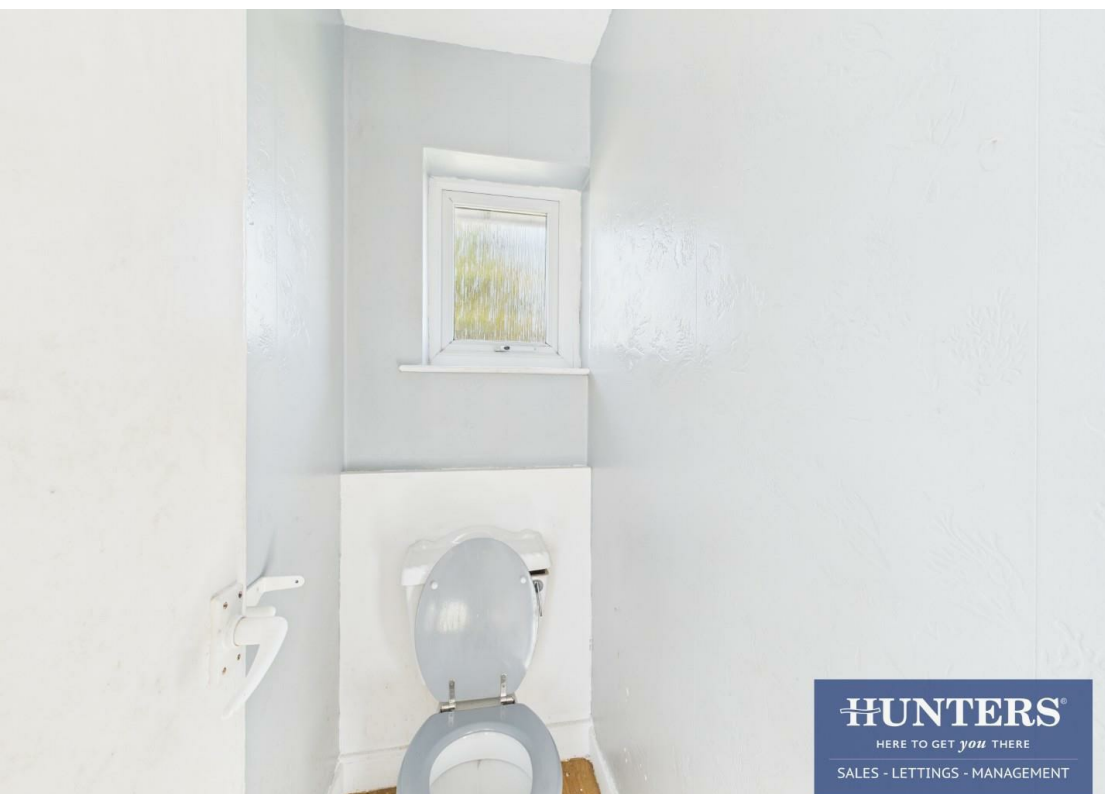
Situated within walking distance of local amenities, including schools, gastro pubs, a church, and village shops, this home is perfectly positioned for convenience and community living.

While the property requires full renovation, it presents immense potential for those with a vision to transform it into a stunning residence. Tucked away in a quiet street, this property must be viewed to fully appreciate the possibilities it holds.

Offered with no onward chain.

Viewing comes recommended !







Ground Floor



Floor 1

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.

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HERE TO GET *you* THERE

Approximate total area⁽¹⁾
1055.52 ft²
98.06 m²

(1) Excluding balconies and terraces

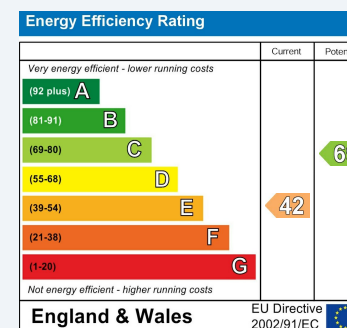
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.