



21 Oswald Close, Boldon Colliery, NE35 9BY

£120,000

Moovd are delighted to welcome to the market this modern two bedroom semi detached property situated in Oswald close in Boldon Colliery. The property has been well maintained by the current owner and would suit a number of buyers including first time buyers, couples and investors.

Briefly comprising of hallway, living room, kitchen, wc, two bedrooms and a bathroom. Externally there is allocated parking to the rear with enclosed low maintenance garden. Warmed via gas central heating and fitted with UPVC double glazing throughout.

Boldon Colliery is located within close proximity of Boldon Metro Station providing good transport links across the North East. The property benefits from access to local schools, shops and amenities.

This property must be viewed internally to appreciate fully. Viewings strictly by appointment only.

### Hallway

Door into hallway with staircase to first floor.

### Living Room 10'0" x 15'4" (3.06 x 4.68)

Double glazed window to front, under stairs storage cupboard, radiator.

### Kitchen/ Diner 13'5" x 7'10" (4.09 x 2.39)

Fitted with a range of modern base and wall units, contrasting work surface, stainless steel sink with drainer unit, mixer taps, splash back tiling, integrated oven and hob, double glazed window, double doors to rear garden.

### Downstairs W/C

W/C, hand basin, vinyl flooring.

### Landing

### Bedroom 1 10'0" x 10'1" (3.06 x 3.09)

Double glazed window to front, radiator, carpet.

### Bedroom 2 12'9" x 7'3" (3.90 x 2.21)

Double glazed window to rear, radiator, carpet.

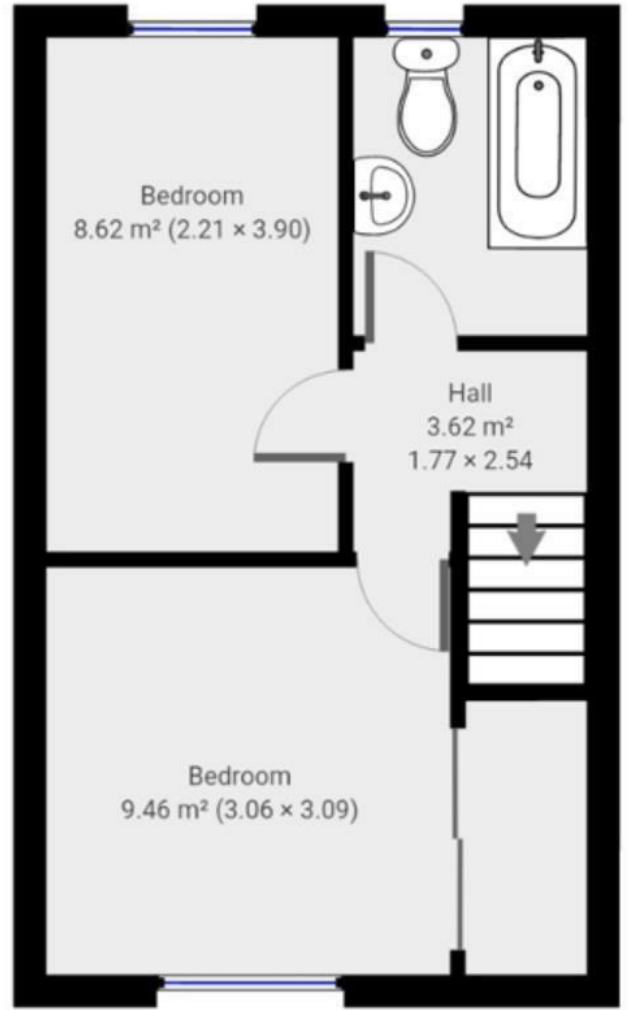
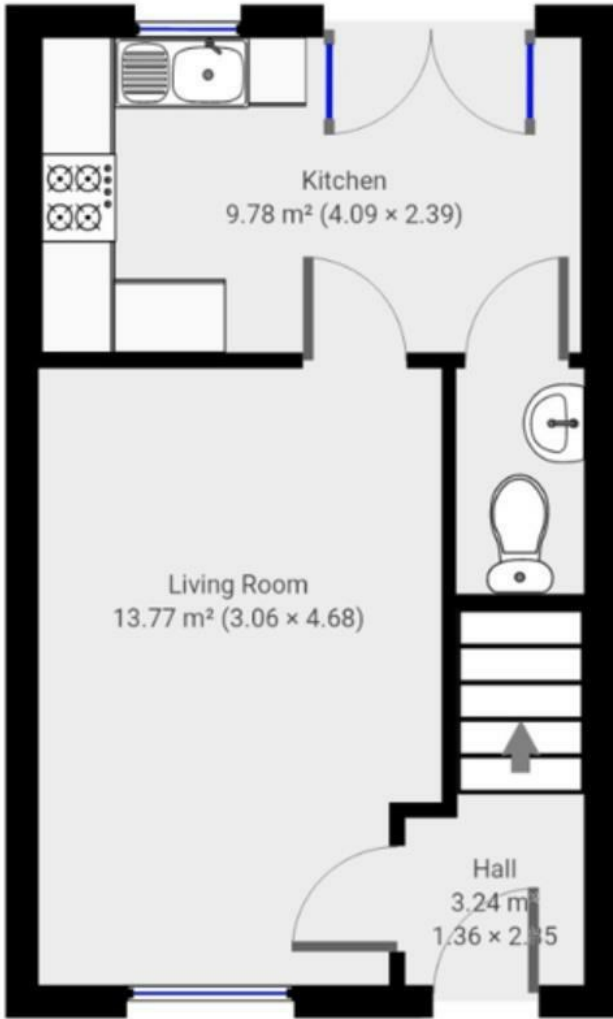
### Family bathroom

White suite including w/c, pedestal hand basin, paneled bath with shower over, splash back tiling.

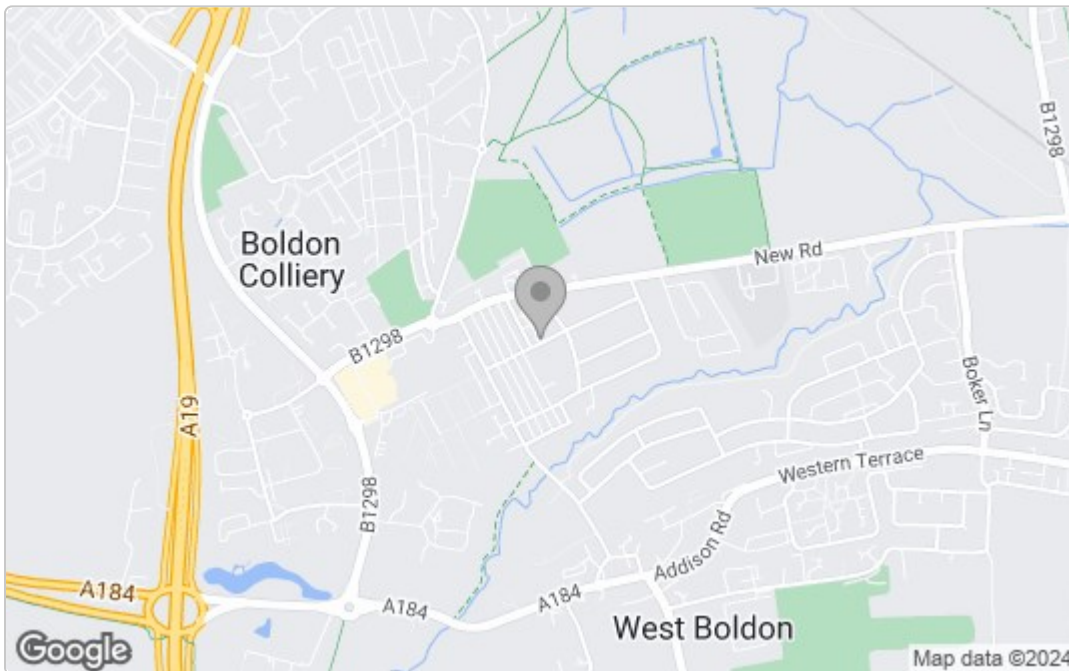
### External

Front and rear gardens, both with gated access.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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