


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Prospect Terrace, East Boldon NE36 0SU

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Offers Over £220,000

Signature North East proudly presents this charming 2-bedroom, end-terraced property located in the highly sought-after area of East Boldon. The property boasts an excellent location, with East Boldon Metro Station within walking distance, providing transport links to Sunderland and Newcastle. The area is renowned for its outstanding local schools, making it an ideal choice for families, and offers a wide range of local amenities to enjoy.

Upon entering, you are greeted by a welcoming central hallway. The first room you encounter is the spacious sitting room, currently utilised as a versatile space that doubles as a bedroom. This bright room is enhanced by a large window, allowing plenty of natural light to flood in, and features an original fireplace, adding to the home's character. Next, you will find the cosy living/dining room, which can easily accommodate a dining table and additional furnishings. This room is further complemented by an original brick fireplace with a log burner, creating a warm and inviting atmosphere. The adjacent kitchen provides ample storage with its attractive base and wall units, integrated appliances, and a charming Belfast sink. From the kitchen, you can access the stylish shower room as well as the rear yard.

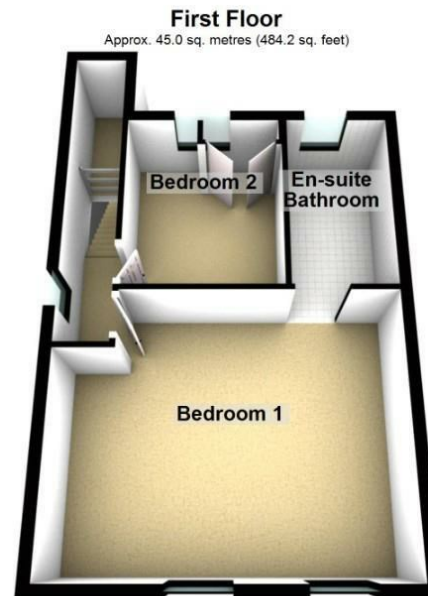
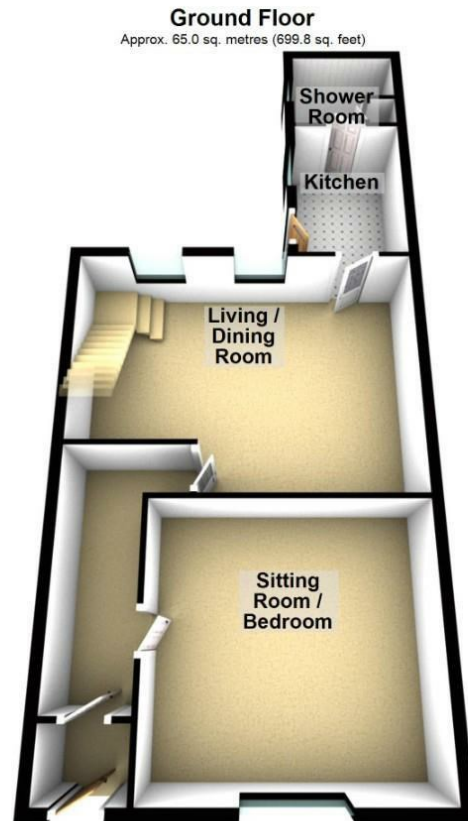
Moving to the first floor, the property offers two sizable bedrooms, both able to accommodate a double bed. Bedroom one benefits from a large en-suite bathroom, complete with a bath, walk-in shower, WC, and hand basin. The room also boasts large skylight windows, filling the space with natural light. Bedroom two features a fitted cupboard, perfect for storage, as well as its own skylight window.

Externally, the property offers a large yard area, perfect for outdoor entertaining, complete with decking and a pergola. The yard also benefits from a roller shutter door, providing the option to park a vehicle securely. Additionally, there is on-street parking available at the front of the property, with no permit required.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 110.0 sq. metres (1184.1 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Sitting Room / Bedroom
15'1" x 14'7"

Living / Dining Room
20'0" x 14'8"

Kitchen
9'7" x 6'8"

Shower Room
6'8" x 5'6"

Bedroom One
18'4" x 14'8"

En Suite
9'10" x 6'4"

Bedroom Two
10'4" x 8'11"

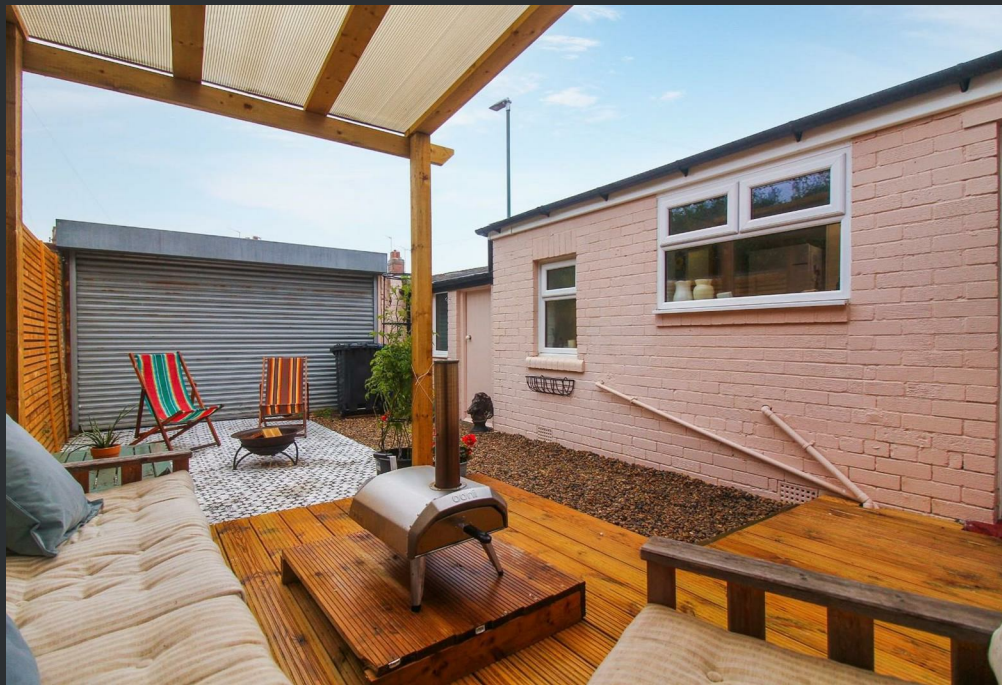
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
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