

Oswald Close
Boldon Colliery
NE35 9BY



Oswald Close

£134,995

INTRODUCTION

MODERN 2 BED SEMI-DETACHED HOME - WELL PRESENTED - TERRIFIC COMMUTER LOCATION - GOOD VALUE FOR LOCATION - PARKING SPACE PLUS ADDITIONAL ON STREET PARKING - NO CHAIN ...

ENTRANCE HALL

carpet flooring, radiator, carpeted stairs to first floor landing. Door leading off to lounge.

LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Under stairs cupboard providing some storage, door leading off to kitchen dining room.

DINING KITCHEN

Lovely open space to the rear of the property with vinyl wood-effect flooring, double radiator, white uPVC double-glazed patio doors leading out to rear garden and white uPVC double-glazed window also facing out to rear garden. Fully fitted kitchen with a range of wall and floor units in a wood effect finish with complementary laminate work surface. Integrated electric oven, 4 ring gas hob and integrated extractor, space and plumbing for a washing machine, space tall fridge/freezer, wall mounted modern combi boiler. Ample space for a dining table and chairs. We understand the combi boiler has a landlord gas safety certificate. Door leading off to WC.

WC

Vinyl wood-effect flooring, radiator. White toilet with low level cistern, white hand basin with chrome taps. Extractor fan.

FIRST FLOOR LANDING

Radiator, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.

BEDROOM 2

Also a double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

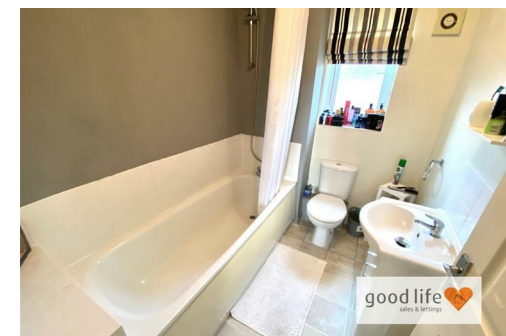
BATHROOM

Vinyl tile effect flooring, toilet with low level cistern, sink built into vanity unit with chrome tap, bath with panel, chrome tap with showerhead attachment. Extractor fan, Rear facing white uPVC double-glazed window with privacy glass.

EXTERNALLY

Low maintenance front garden. On street parking plus allocated parking to the rear.

The property has a completely low maintenance paved rear garden with perimeter fencing and gate leading to allocated parking space to the rear. There is potential to create driveway parking to the rear if required. The property enjoys a sunny aspect.



Local Authority
South Tyneside

Council Tax Band
B

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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