



MICHAEL HODGSON

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ESTATE AGENTS & CHARITABLE SUCCESSORS

## FRONT STREET, EAST BOLDON £285,000

This stunning 3 bed mid terraced house has undergone a scheme of modernisation and improvements and will not fail to impress all who view. Located on Front Street in East Boldon the property offers a highly regarded and much sought after location commending easy access to shops, schools and amenities as well as excellent transport links to Sunderland, Newcastle and the region beyond. Internally the property offers ready to move into living accommodation briefly comprising of: Entrance Hall, Living Room, Kitchen / Breakfast Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front block paved forecourt and to the rear a block paved courtyard. There is NO ONWARD CHAIN INVOLVED with the sale.

House

3 Bedrooms

Living Room

Kitchen

Bathroom

Recently Modernised

Freehold | Council Tax  
Band:C

EPC Rating: D



## FRONT STREET, EAST BOLDON

£285,000

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### Entrance Hall

shared entrance hall, leading to:

### Living Room

14'8" x 15'1"

The Living Room has a single glazed sash style window to the front elevation, inglenook style feature stone and brick fireplace with log burning stove, double radiator, recessed spot lighting, up lighting, cupboard under stairs with alarm control panel.

### Kitchen / Breakfast Room

15'1" max x 10'10" max

The Kitchen has a new comprehensive range of floor and wall units, cupboard with wall mounted gas central heating boiler, breakfast bar, tiled floor, stainless steel sink and drainer with mixer tap, integrated fridge, freezer and washing machine, radiator, recessed spot lighting, extractor, two single glazed windows to the rear elevation, door to the rear

### First Floor

Landing

### Bedroom One

11'9" max x 10'4" max

Front facing, single glazed window to the front elevation, recessed wardrobe and storage above, radiator.

### Bedroom Two

10'4" x 10'10"

Rear facing, two Velux style windows, low level window to the rear elevation, t-fall roof in part with feature beams, loft access

### Bedroom Three / Office

11'8" max x 10'3" max

A L shaped room, Front facing, single glazed sash style window, radiator.

### Bathroom

White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, bath with Rainfall style shower head over and an additional shower attachment, tiled floor, recessed spot lighting, chrome towel radiator

### External

Externally there is a front block paved forecourt and to the rear a block paved courtyard.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band C

# M I C H A E L   H O D G S O N

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