



M I C H A E L   H O D G S O N

estate agents & chartered surveyors





## BEDE TERRACE, EAST BOLDON £995 Per Month

This neatly presented 2 or 3 bed double fronted cottage is situated on Bede Terrace in East Boldon that is ideally situated for convenient access to East Boldon's amenities including well respected schools, shops, amenities as well as the Metro system in addition to the A19 and beyond. The property itself benefits from contemporary décor, modern bathroom suite, a lovely kitchen and versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room or 3rd Bedroom, Sitting Room, Kitchen, Bathroom and 2 Bedrooms. Externally there is a front forecourt and a generous paved courtyard in addition to a garden shed. Viewing is highly recommended to fully appreciate the space, home and location on offer.

To Let  
2 / 3 Bedrooms  
Kitchen  
Excellent Location

Double Fronted Cottage  
Living Room or 3rd  
Bedroom  
Viewing Advised  
EPC Rating: D



## BEDE TERRACE, EAST BOLDON

£995 Per Month

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### Entrance Vestibule

Leading to the inner hall

### Inner Hall

Radiator

### Living Room / Bedroom<sup>3</sup>

15'1" max x 11'1" max

The living room has a double glazed window to the front elevation, radiator, a versatile room that could be used as a living room or a 3rd bedroom

### Sitting Room

15'11" max x 10'5"

The sitting room has a double glazed window to the rear elevation

### Bedroom 1

9'10"/134'6" x 9'7" max

Front facing, double glazed window, full range of fitted wardrobes, radiator, loft access

### Bedroom 2

9'8" x 10'6"

Rear facing, double glazed window, radiator, cupboard with wall mounted gas central heated boiler

### Kitchen

7'3" x 10'0"

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, space for a freestanding cooker, recess spot lighting, extractor, double glazed window, door to the rear yard, electric radiator

### Bathroom

White suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, double glazed window, extractor, bath with mixer tap, with electric shower over, electric radiator

### Externally

Externally there is a front forecourt and a generous paved courtyard in addition to a garden shed

### COUNCIL TAX

The Council Tax Band is Band A

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