



LINDA LEARY

estate agents

1 Station Terrace, East Boldon, Tyne & Wear NE36 0LJ

Tel: 0191 519 2000 email: info@lindaleary.co.uk www.lindaleary.co.uk



2 Mansion House, West Boldon, Tyne & Wear NE36 0BE

£249,950

We are delighted to offer to the market this Leasehold, 2 double Bedroom apartment located on the ground floor of this stunning Grade II* historic Mansion House (one of only a few in the area) situated in a rural part of West Boldon. Set in beautifully maintained gardens, accessed via private road off the A184, the property has 2 Double Bedrooms, a bespoke fitted Kitchen/Diner and a luxurious Bathroom. The property oozes charm and has a host of period features to include high skirtings, fabulous tall ceilings and original style sash windows with wooden window shutters. The magnificent gardens offer a plentiful array of mature planting and trees making this very private and secure. Off street parking is provided by a gravelled driveway and there is also a single garage located in a separate block. Full of character this could be your 'forever home' and briefly comprises: Hallway, 16ft Living Room having a feature chimney breast with inset log burner, Kitchen/Diner fitted with a bespoke range of fitted cabinets and some integrated appliances, 2 Double Bedrooms both having superb views over the gardens and a stylish Bathroom. This spacious home also has the benefit of electric central heating. Viewing is highly recommended to appreciate this impressive property.

Ground Floor

Communal Entrance



Entrance to this impressive home is via stone steps which lead to an imposing door with feature glazed pane. Once inside you can not fail to be impressed by the traditional high ceilings, panelling to the walls and quality balustrade staircase which gives access to the upper floor. Natural lighting is provided by the feature window to the half landing.

Apartment

Hallway

Accessed via the communal entrance via a solid wood door, the hallway gives access to all principal rooms.

Living Room

16'1" x 13'8" (4.92 x 4.18)



Upon entering this room you will be impressed by the stunning bay window with window seat and original style wooden shutters to the front elevation, offering views over the gardens. A further window to the side offers views over the approach to the property. One of the main focal points of this delightful room is the splendid chimney breast with exposed brick inset and log burning stove. There are fabulous tall ceilings, high skirtings and a central heating radiator making this room ideal for family living.

Living Room



Kitchen/Diner

13'6" x 9'9" (4.13 x 2.99)



The Kitchen offers a comprehensive, bespoke range of wall, floor and drawer cabinets with an inset ceramic sink and contrasting work surfaces. Integrated appliances include an oven, microwave, hob, dish washer, washing machine, fridge and freezer. Splash back tiling to the walls and tiling to the floor along with natural light from the sash style window with window seat and original style wooden shutters offering views over the gardens and fields beyond assist the amazing ambience in this room.

Kitchen/Diner



Bedroom 2 (Side)

11'11" max x 10'1" (3.65 max x 3.08)



Currently being used as a sitting/dressing room, the neutral decor of this double bedroom room is complimented by the flood of natural light from the sash style bow window with views over the side gardens. Fitted drawers provide storage space and walk in robes provide hanging and further storage space. Background heating is provided by a central heating radiator.

Bedroom 2 (Side)



Master Bedroom (Side)

12'1" x 12'4" plus recess (3.70 x 3.76 plus recess)



This very elegant, double bedroom is fitted with a range of fitted wardrobes providing hanging and storage space. There is also a sash style bay window to the side elevation having views over

the gardens to the side and recessed lighting to the ceiling offers mood lighting. Heating to this room is from a central heating radiator and double doors open to allow access to Bedroom 2.

Master Bedroom (Side)



Bathroom

8'0" x 14'7" max (2.46 x 4.45 max)



Facilities of this luxurious room include a double ended bath with central taps, a wash hand basin set into a vanity unit also providing storage space, a close coupled w.c. and a walk in shower. The attractive tiled decor of this room is complimented by contrasting tiling to the floor. PVC panelling to the ceiling with recessed lighting and a ladder style heated towel rail finish the calming feel of this room.

Bathroom



Gardens



Loft Storage

Accessed via a retractable loft with light and power.

Exterior

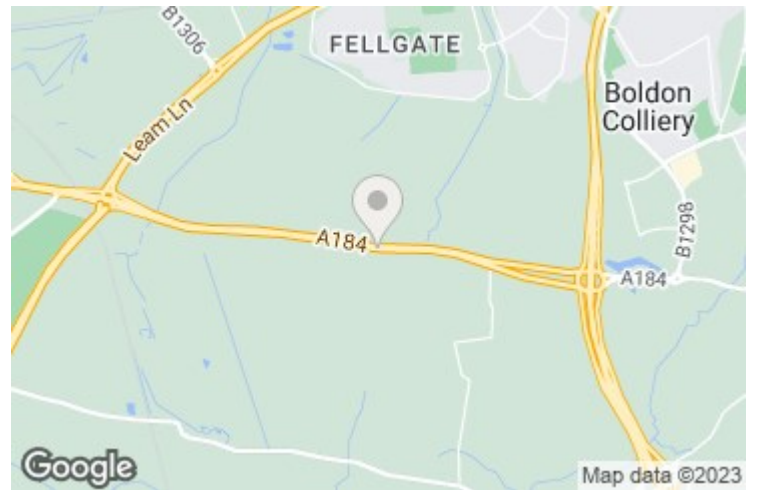


Gardens

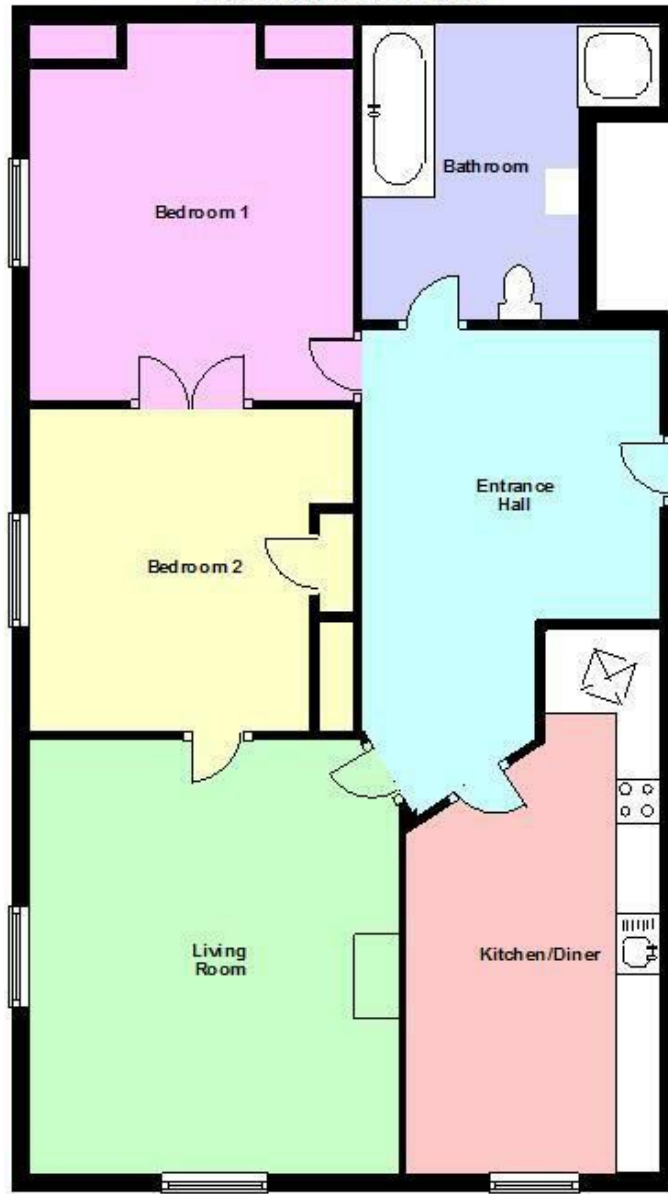


This delightful home is set in beautifully maintained gardens, which offer a plentiful array of mature planting and trees making this very private and secure. Off street parking is provided by a gravelled driveway and there is also a single garage located in a separate block.

Exterior (Side)



Ground Floor
Approx. 88.6 sq. metres (953.5 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate using a Sonic tape and should not be relied upon for complete accuracy. If you require exact measurements, please ask one of our negotiators to arrange an appointment to view the property, when your own measurements may be taken. It should not be assumed that the property has all necessary planning, building regulation or other consents. The Agent has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.