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**21 Mansfield Court, West Boldon, Tyne & Wear NE36 0PL**

**£89,999**

This double bedroom, mid-terrace, home is located within the historic village of West Boldon convenient for major trunk roads, ideal for commuters plus is within close proximity to local schools, supermarket as well as restaurants and smart 'gastro pubs'. This delightful home briefly comprises: Entrance Lobby accessed via UPVC door, Living Room with staircase leading to the first floor mezzanine and open to the Kitchen, Bathroom fitted with a 2 piece suite, Separate W.C. and double Bedroom with built in robes to the mezzanine floor. The property has the benefit of double glazing and electric heating as well as a well stocked garden to the front. Council Tax Band A. Leasehold (960 years lease remaining).

## Ground Floor

### Entrance Lobby

Entry to this delightful home is via a UPVC door which opens into the Entrance Lobby. A further door with glazed panels opens to reveal the Living Room.

### Living Room

13'1" x 13'7" (4.01 x 4.16)



Natural light floods this spacious reception room from a UPVC double glazed window to the front elevation. A balustraded staircase leads to the first floor mezzanine Bedroom. Heating is provided by an electric wall mounted heater. This room flows through to the Kitchen.

### Living Room



### Kitchen

7'4" x 7'8" (2.26 x 2.34)



Fitted with a selection of wall and floor cabinets with an inset stainless steel sink unit and contrasting work surfaces. There is space for a free standing cooker, fridge freezer and washing machine. This room also has the benefit of an extractor fan and splash back tiling to the walls.

### Kitchen



### Bathroom

5'5" x 5'6" max (1.66 x 1.69 max)



Facilities of this room include a pedestal wash hand basin and a panelled bath. There is also an extractor fan and wall mounted electric heater.

**Separate W.C.**  
2'9" x 5'5" (0.85 x 1.67)



Accessed via a door from the Bathroom, this room offers a low level w.c.

**First Floor**

**Mezzanine Bedroom**  
9'1" x 13'1" (2.78 x 4.00)



Natural light floods this spacious double bedroom from a Velux roof light. Built-in wardrobe provide hanging and storage space.

**Exterior**

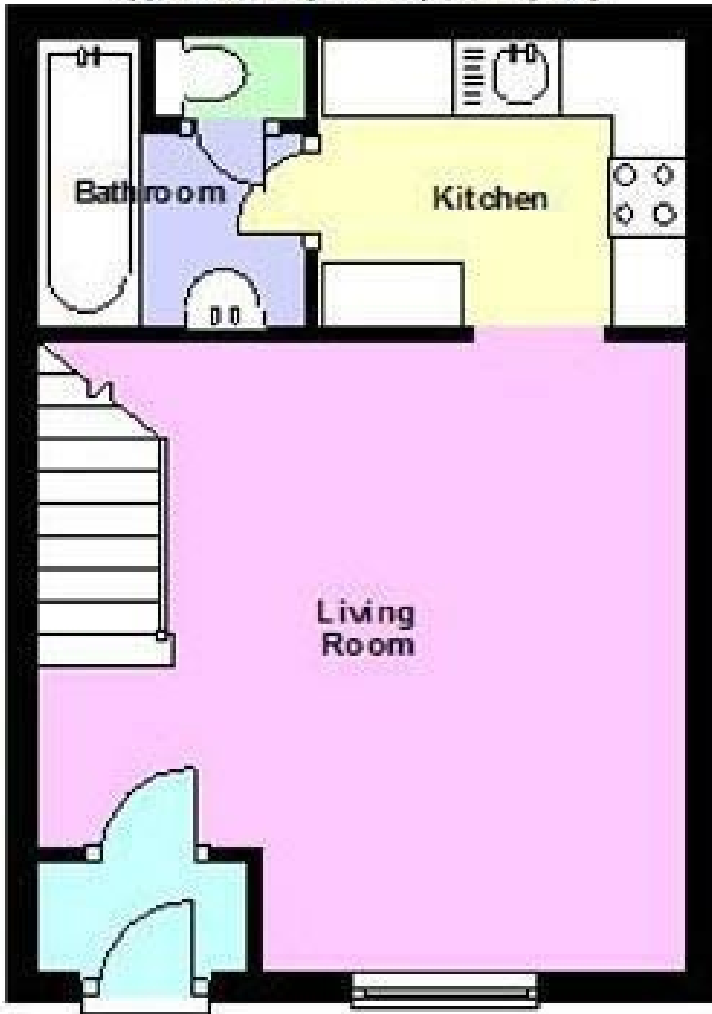


This delightful home has the benefit of a well stocked garden to the front with paved patio ideal for relaxing on a summer day.



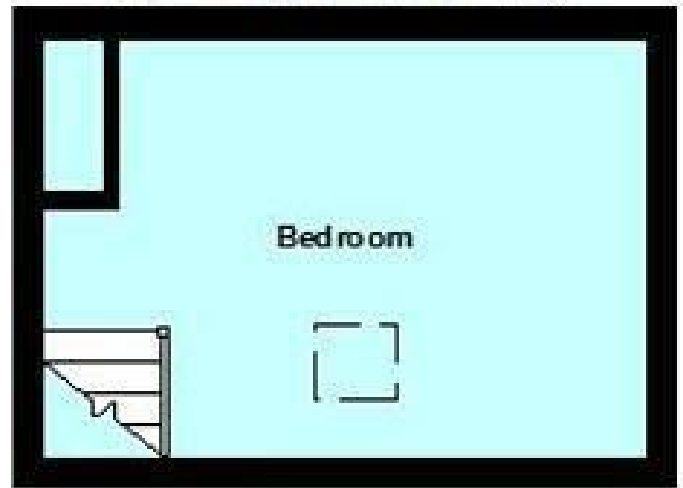
## Ground Floor

Approx. 239 sq. metres (257.1 sq. feet)



## First Floor

Approx. 11.2 sq. metres (120.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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