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Offers Around £235,000

An ideal opportunity to purchase a wonderfully spacious, extended 3 double bedroom, freehold home, offering perfect "ready to move into" accommodation for a growing family with no upward chain. There are shopping facilities, cinema complex and many family friendly pubs and restaurants on the door step, as well as A19 and A1(M) access for commuters. This thoughtfully extended home briefly comprises; Entrance Lobby, Living Room with staircase giving access to the first floor, fabulous open plan Kitchen/Breakfast Room fitted with a range of cabinets plus a selection of integrated appliances and a Sun/Dining Room with double doors opening to the south facing rear garden. To the first floor there is a stylish Family Bathroom and 3 double Bedrooms, one of which has the benefit of fitted wardrobes. The property also offers central heating, double glazing and block paved driveway providing off street parking and leading to a garage. Externally the property offers an enclosed south facing garden to the rear perfect for entertaining or relaxation. Council Tax Band B

Ground Floor

Entrance Lobby

This deceptively spacious home is accessed via a UPVC door which opens to reveal the entrance lobby. This room has the benefit of a double glazed window to the side elevation and laminate flooring.

Living Room

12'5" x 15'3" (3.80 x 4.66)



Situated at the front of the property, this room is bathed in natural light from a double glazed window to the front elevation. The main focal point of this delightful room is a superb feature fire place with inset electric fire. A staircase provides access to the first floor and there is also coving to the ceiling and laminate flooring. Background heating is provided by a central heating radiator.

Living Room



Feature Fire Place



Kitchen/Breakfast Room

21'3" x 9'0" reducing to 5'7" (6.49 x 2.75 reducing to 1.71)



One of the main selling points of this stunning home is the Kitchen/Breakfast Room fitted with a comprehensive range of high quality floor, wall and drawer cabinets with inset sink unit and contrasting work surfaces. Integrated appliances include a range style cooker and stainless steel extractor hood, plus there is also space for a fridge and washing machine. This delightful, light and airy room also has the benefit of two double glazed windows to the rear elevation, splash back tiling to the walls and contrasting laminate flooring. Heating is provided by a central heating radiator and doors lead to the Sun/Dining Room and garage.

Kitchen/Breakfast Room



Sun/Dining Room

17'2" x 9'9" (5.24 x 2.99)



The design of this room takes full advantage of the varying ceiling height and offers an ideal place to relax. Double glazed windows and double doors leading to the south facing rear garden allow natural light to flood into this calming room. The neutral colour scheme is complimented by laminate flooring and heating is provided by a central heating radiator.

Sun/Dining Room



First floor

Landing

Doors lead from landing providing access to all first floor rooms.

Bedroom 1 (Rear)

10'5" x 8'11" (3.20 x 2.73)



This spacious double bedroom is located at the rear of the property and offers a double glazed window with central heating radiator below. Fitted wardrobes providing hanging and storage space. This room also has the benefit of laminate flooring.

Bedroom 1 (Rear)



Bedroom 2 (Rear)

8'4" x 11'7" (2.55 x 3.54)



Located at the rear of the property this double bedroom has a southerly aspect and offers views over the rear garden from a double glazed window. Heating is provided by a central heating radiator and this room also has the benefit of laminate flooring.

Bedroom 2 (Rear)



Family Bathroom

5'9" x 7'4" (1.77 x 2.24)



An elegant room with panelled bath having shower attachment to the taps, pedestal wash hand basin and close coupled w.c. Tiling to the walls and contrasting tiling to the floor along with a ladder style heated towel rail complete the calming feel of this room.

Bedroom 3 (Front)
12'6" x 7'6" (3.82 x 2.31)



Located at the front of the property, this double bedroom offers a double glazed window to the front elevation with a central heating radiator below. A bulkhead cupboard provides storage space and this room also has laminate flooring.

Bedroom 3 (Front)



Exterior

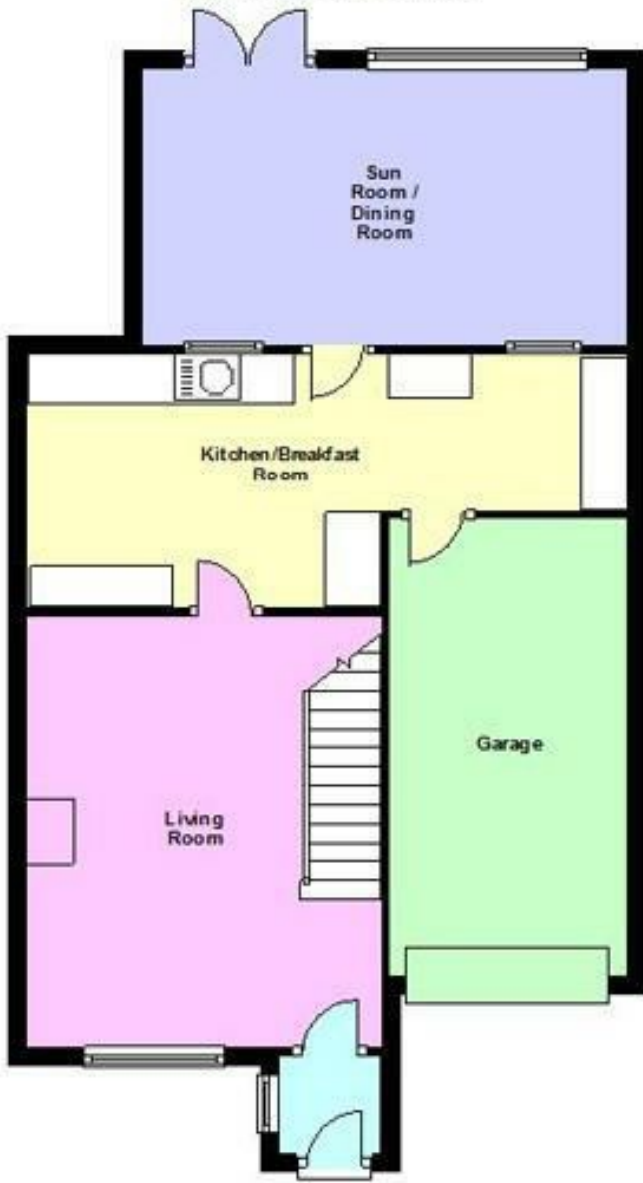


Access to this delightful home is via a private block paved driveway which provides off street parking for 2 vehicles and leads to a single garage. A secure, south facing, enclosed garden to the rear with raised decked patio and lawn are ideal for entertaining whilst also providing a safe and secure environment for family living.

Garden

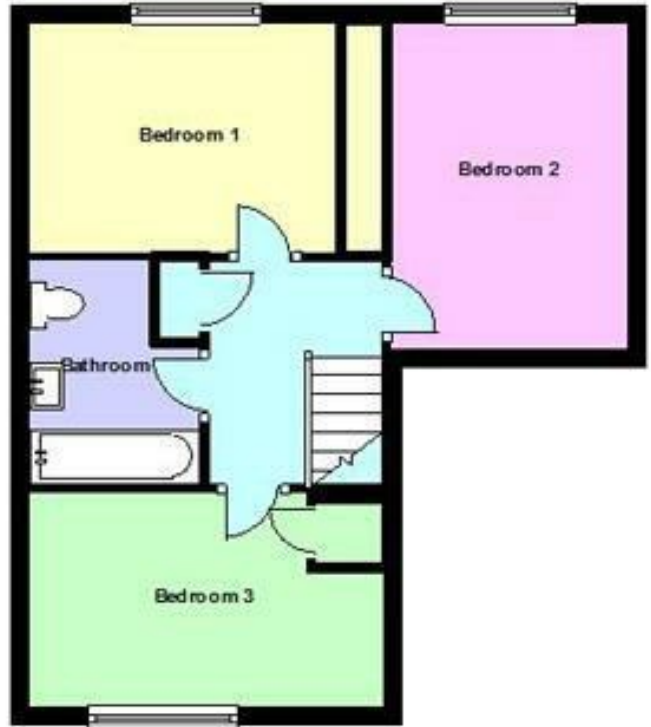
Ground Floor

Approx. 62.2 sq. metres (669.8 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		65	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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