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36 Front Street, East Boldon, Tyne and Wear NE36 0SH

£399,950

Rarely offered to the market, this GRADE II Listed, freehold end terrace house is one of the most splendid sandstone built period homes in East Boldon. Set in beautifully maintained gardens, the property has 3 double Bedrooms, 2 Reception Rooms and a 28' 9" Living/Dining Room. Full of character and period features, this could be your 'forever home'. Located within walking distance of local shops, the Metro station and excellent local schools. The accommodation briefly comprises: Entrance Lobby, fantastic Living/Dining Room with stunning Inglenook fireplace, Snug which could be used for a 4th bedroom or business office with separate access via the garden and patio doors to the rear terrace, Kitchen/Diner fitted with a range of cabinets, Utility and Ground Floor W.C. To the first floor there are 3 Double Bedrooms and a spacious Family Bathroom. The property oozes charm and has a host of period features to include the traditional style sash windows and exposed ceiling beams. There are gardens to the side and rear with a plentiful array of mature planting and trees, lawn with flower borders, Summer House and garden shed which together creates the perfect place for outside living. Early viewing is highly recommended. Council Tax Band C

Ground Floor

Entrance Lobby

Entrance to this property is via the impressive timber door with original style oblong glass skylight above.

Living/Dining Room

28'9" x 16'2" (8.78 x 4.94)



Accessed from the lobby this spacious reception room situated at the front of the property offers two traditional style sash windows. The main focal point of this room is a stunning Inglenook fire place with inset remote control gas fire. The balustrade staircase leading to the first floor is complimented by the exposed beams to the ceiling and delft rack. Background heating is provided by 2 central heating radiators.

Living/Dining Room



Living/Dining Room



Snug/4th Bedroom

16'2" x 9'4" (4.93 x 2.87)



This superb reception room is currently being used as a snug but could easily be used for a 4th bedroom or business office having a dual aspect with separate access via the garden and patio doors opening to the paved terrace area also perfect for outdoor entertaining. There are fabulous tall ceilings with exposed beams and windows to the front elevation making this room ideal for family living. Heating is provided by a central heating radiator.

Utility

7'5" x 8'2" (2.28 x 2.51)



Connected by a door leading from the Kitchen/Breakfast Room this room offers parquet flooring and a window to the rear elevation allows natural light to flood into this pleasant room. A built in cupboard provides storage space and a door leads to the ground floor w.c.

Ground Floor W.C.
4'8" x 3'2" (1.44 x 0.98)



Facilities of this room include a wash hand basin and w.c. This room also has the benefit of parquet flooring.

Kitchen/Breakfast Room
16'6" x 7'10" (5.03 x 2.39)



The Kitchen/Breakfast Room of this charming home is installed with a range of floor, wall and drawer cabinets with inset 1.5 bowl stainless steel sink unit and contrasting work surfaces. There is space for range style cooker, dish washer and fridge. Natural lighting is provided by two windows and a door leads to the rear garden. Further features of this room include wood

panelling to the ceiling and a central heating radiator. Splash back tiling to the walls, parquet flooring and display lighting assist the amazing ambience in this room.

Kitchen/Breakfast Room



First Floor

Landing



Doors lead from the landing to provide access to the 3 double Bedrooms and Family Bathroom.

Bedroom 1 (Front)
13'5" x 12'5" (4.11 x 3.79)



This wonderfully positioned, spacious double bedroom is

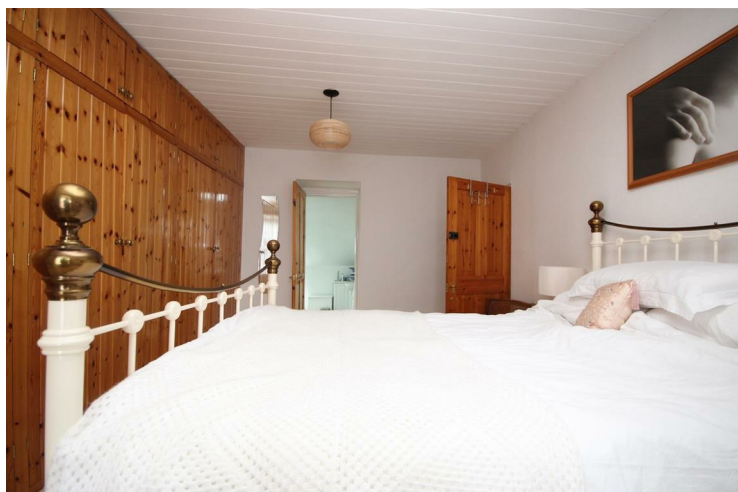
located at the front of the property and has the benefit of a traditional style sash window and central heating radiator together with wood panelling to the ceiling.

Bedroom 2 (Front)
16'0" x 9'10" (4.89 x 3.01)



Situate at the front of the property this striking double bedroom also has the benefit of a traditional style sash window and central heating radiator together with wood panelling to the ceiling. A range of fitted wardrobes provide shelving and walk in hanging and storage space.

Bedroom 2 (Front)



Bathroom
14'10" max x 8'0" (4.53 max x 2.46)



An elegant bathroom offering a panelled bath, walk in shower enclosure and wash hand basin set into a vanity unit also providing storage space. A window and Velux roof light provide natural lighting, a ladder style heated towel rail and a central heating radiator provides background heating. There is also a wall mounted w.c. with further Velux roof light above. Stylish panelling to the walls with contrasting carpet to the floor complete the calming feel of this room.

W.C.
7'10" x 3'10" (2.41 x 1.17)



Bedroom 3 (Rear)

14'10" x 8'1" (4.54 x 2.47)



The neutral decor of this room is complimented by the flood of natural light from the window and Velux roof light to the rear elevation. This room also benefits from a central heating radiator.

Exterior

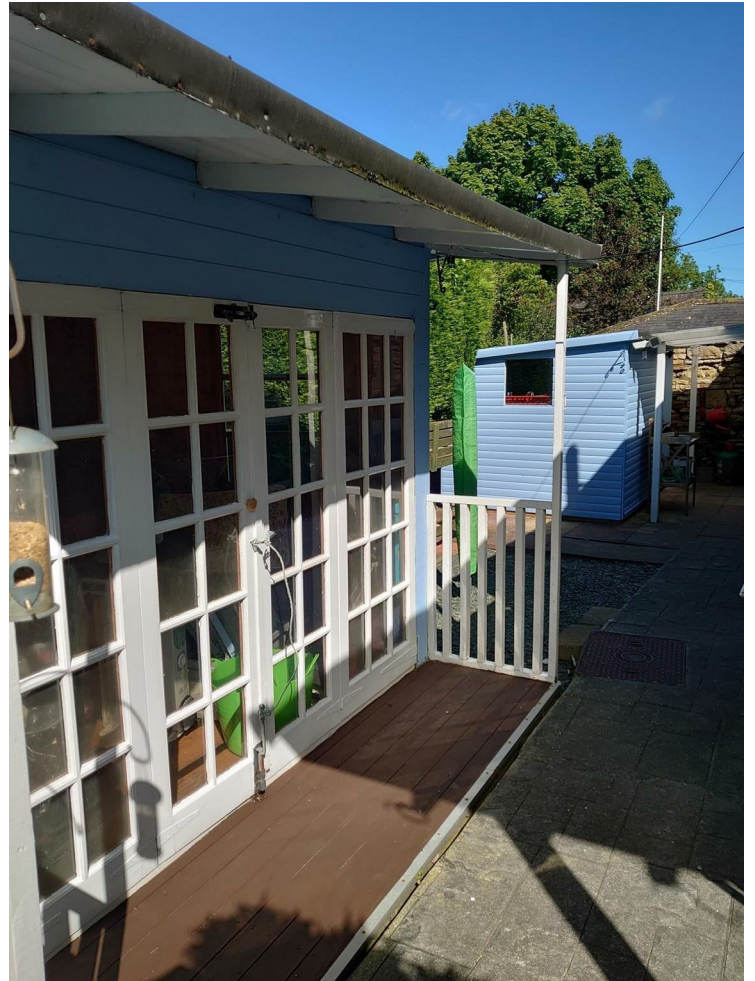


The beautifully presented gardens to the side and rear of this superb home have been created by the present owners to provide a lawned and terraced area ideal for entertaining. The mature large shrubs and trees along with the boundary wall provide screening making this a very private and secure area for playing children or al-fresco dining. The gardens also have the benefit of a Summer House and a garden shed plus access to the rear via a roller shutter door.

Terrace

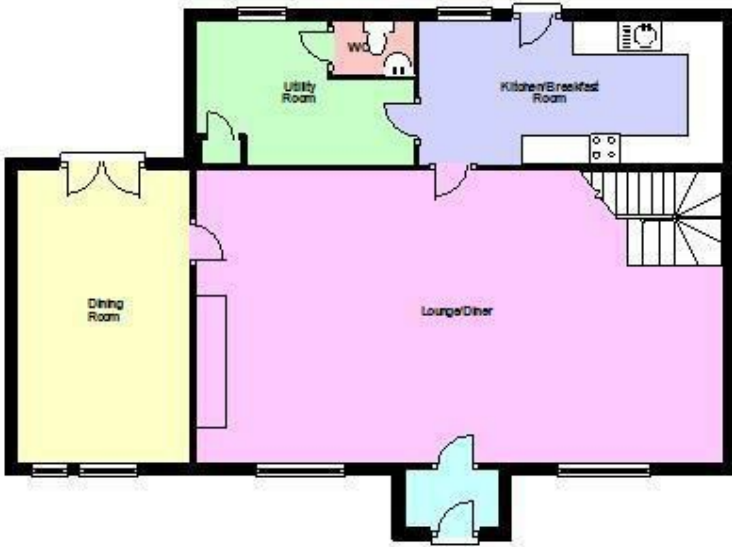


Garden

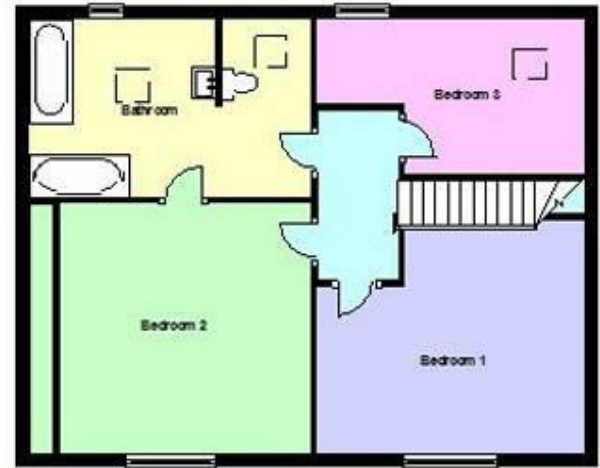




Ground Floor
Approx. 72.0 sq. metres (782.0 sq. feet)



First Floor
Approx. 81.2 sq. metres (872.0 sq. feet)



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