



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



3 Hamilton Terrace, West Boldon, Tyne & Wear NE36 0PP

£125,000

This superb 2 bedroom, leasehold, ground floor flat has been renovated by the current owners to a very high standard and is sure to impress the discerning purchaser. Located in West Boldon with public transport and major road links close by, together with excellent local schools, gastro pubs, village shops and church. This superb home offers ready to move into accommodation with the benefit of UPVC double glazing and central heating, the property also has a shared low maintenance courtyard to the rear. The accommodation on offer briefly comprises; Entrance Lobby, 'L' shaped Hallway with built in storage cupboard, delightful Living Room, Kitchen fitted with a selection of cabinets and some integrated appliances, 2 Bedrooms and a stylish re-fitted Bathroom. This property must be viewed to appreciate the size and quality of accommodation on offer. Council Tax Band A.

Ground Floor

Entrance Lobby

Access to this delightful home is via a composite door, a further door opens to reveal the hallway.

Hallway (L shape)

3'1" ext to 4'4" x 13'11" (0.93 ext to 1.31 x 4.24)



Features of this room include Karndean flooring, a central heating radiator and a walk in cupboard provides storage space. Doors lead from this room to the bedrooms and Living Room.

Bedroom 1 (Front)

13'8" x 14'6" (4.19 x 4.42)



This lovely room is the perfect place to relax, featuring a double glazed window and two central heating radiators. The stylish decor of this room is complemented by the plaster work coving to the ceiling and carpet to the floor.

Bedroom1 (Front)



Living Room

12'9" x 14'8" (3.90 x 4.49)



This superb room benefits from a double glazed window plus a host of period features including plaster work coving to ceiling and a central heating radiator. The main focal point of the room is a traditional style fire surround with inset gas fire. Built in cupboards provide storage space.

Kitchen
7'3" x 9'4" (2.23 x 2.85)



The Kitchen is fitted with a range of floor, wall and drawer cabinets with contrasting work surfaces plus inset single drainer sink unit. Integrated appliances include a hob with extractor hood over and electric fan oven, there is also space for a fridge freezer and washing machine. Natural light floods into this room from the double glazed window whilst background lighting is provided by lighting to the ceiling. There is also splash back tiling to the walls and contrasting tiling to the floor.

Kitchen



Bedroom 2 (Rear)
7'5" x 11'4" (2.28 x 3.47)



Set to the rear of the property this room has the benefit of a double glazed window with views over the courtyard. There is also plaster work coving to the ceiling and a central heating radiator.

Rear Lobby
3'0" x 7'6" (0.91 x 2.28)

A UPVC door provides access to the rear courtyard. There is also a built in cupboard housing combi boiler and providing storage space. Wall mounted electric heater and tiling to the floor.

Bathroom
5'4" x 6'9" (1.65 x 2.06)



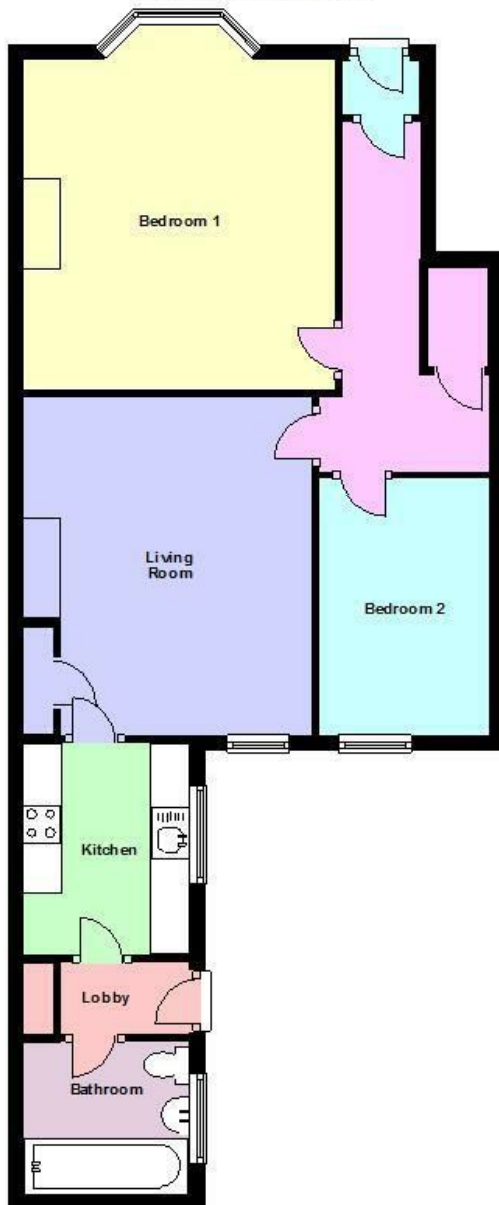
A luxurious bathroom with the benefit of a shaped panelled bath with shower over plus wash hand basin and w.c. set into a vanity unit also providing storage space. There is also a double glazed window and central heating radiator. Recessed lighting to the ceiling, stylish tiling to the walls and contrasting tiling to the floor with underfloor heating finishes the calming feel of this room.

Exterior

An enclosed shared courtyard is located to the rear of this wonderful home providing a the perfect place for alfresco dining. There is also a cold water tap. A low maintenance garden to the front is surrounded by a low level boundary wall.



Ground Floor
Approx. 65.8 sq metres (708.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
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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