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£142,500

We are delighted to offer this ideal opportunity to purchase a spacious, freehold, mid terrace 3 bedroom house, offering perfect "ready to move into" accommodation. There are shopping facilities and many family friendly pubs and restaurants on the door step, as well as A19 and A1(M) access for commuters. This delightful home briefly comprises; Entrance Lobby, Living Room with feature chimney breast, this is open to a refitted Kitchen/Diner offering a comprehensive range of cabinets and stable style door which opens to reveal the courtyard providing off street parking. To the first floor lies a stylish refitted Family Shower Room and 3 Bedrooms. The property also offers central heating, double glazing and gated rear yard providing off street parking. There is also an enclosed cottage style garden to the front with mature planting and seating areas perfect for entertaining or relaxation. This delightful home must be viewed to fully appreciate the spacious living accommodation on offer. Council Tax Band A

Ground Floor

Entrance Lobby

Entrance to this delightful home is via a traditional style door with decorative glazed panels. This room also has the benefit of wood flooring.

Living Room

12'11" x 13'6" (3.94 x 4.14)



Situated at the front of the property, this room features a double glazed window to the front elevation. The main focal point of this delightful room is a feature chimney breast, there is also a balustrade and spindle staircase leading to the first floor. Heating to this room is provided by a central heating radiator.

Living Room



Kitchen/Diner

14'7" x 15'7" (4.46 x 4.77)



Open from the Living Room, the heart of this delightful home is fitted with a comprehensive range of floor, wall and drawer cabinets with inset sink unit and contrasting work surfaces. Integrated appliances include an oven, hob and chimney style extractor hood, there is also space for a fridge freezer and washing machine. A stable style door to the rear opens to reveal the rear courtyard and a double glazed window allows the flood of natural light. The neutral colour scheme is complimented by splash back tiling to the walls and contrasting laminate flooring to the kitchen area. This room also has the benefit of a central heating radiator and carpet to the dining area.

Kitchen Area



Dining Area



First Floor

Landing

A built in cupboard offers storage space and doors provide access to all first floor rooms.

Master Bedroom (Rear)

9'6" x 13'6" (2.90 x 4.14)



Natural light floods into this spacious double bedroom located at the rear of the property from a double glazed window. Background heating is provided by a central heating radiator, there is also recessed lighting and plaster work coving to the ceiling which is complimented by laminate flooring.

Family Shower Room

5'10" x 10'5" (1.79 x 3.18)



An elegant room refitted by the current owner comprising splash back tiling above the wash hand basin plus contrasting panelling to the walls and laminate flooring. Facilities of this room include a shower enclosure, bespoke wash hand basin set into a vanity unit also providing storage space and a close coupled w.c. This room also has the benefit of a double glazed window and ladder style heated towel rail.

Family Shower Room



Bedroom 2 (Front)

13'8" x 9'4" (4.17 x 2.85)



Features of this superb, double room include a double glazed window to the front elevation offering views over the cottage

style gardens, plaster work coving to the ceiling and a central heating radiator. Laminate flooring completes the calming feel of this room.

Bedroom 3 (Front)

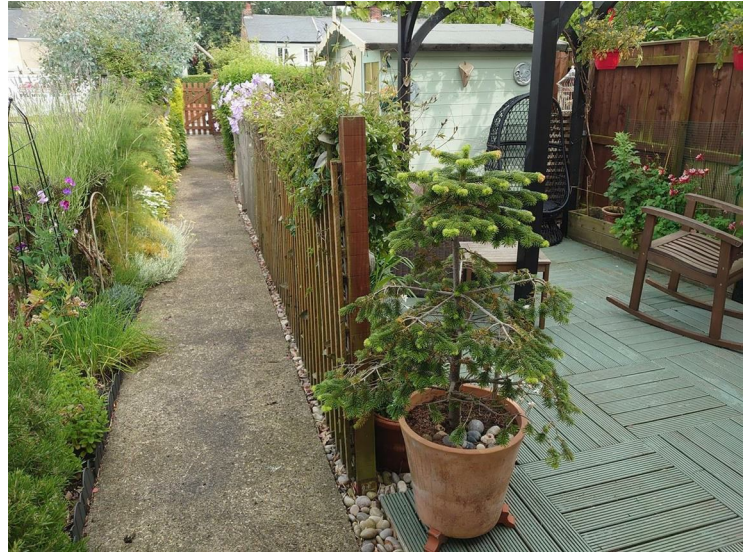
6'2" x 10'3" (1.88 x 3.14)

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

Exterior Front



Front Garden



Front Garden



Enclosed stunning, cottage gardens to front of this delightful home have been meticulously created by the present owner with mature planting plus gravelled and decked patio areas ideal for entertaining or to catch the summer sun.

Front Garden



Exterior Rear



A gated courtyard to the rear offers off street parking for 2 cars.

Courtyard



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		
	65	80
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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