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1 Burnside Close, Boldon Colliery, Tyne and Wear NE35 9BU

£259,950

We are delighted to offer to the market this stylish 3 double bedroom, freehold detached house. Located on this ever popular development, this spacious home benefits from its excellent proximity to local schools, shops, cinema, and restaurants plus is close to the A19 trunk road making it ideal for commuters. The property has an open plan garden to the front plus a block paved driveway providing off street parking and leading to a single garage there is also an enclosed garden to the rear ideal for al fresco dining or playing children. Accommodation in this delightful home briefly comprises; Entrance Hall, Living Room with a dual aspect, a stylish fitted Kitchen/Diner with some integrated appliances, a central island and doors leading to the rear patio, 3 double Bedrooms, the master with En-suite facilities and a luxurious Family Bathroom. The property also has the benefit of double glazing and central heating and must be viewed to appreciate the size and quality of accommodation on offer. Council Tax Band D

Ground Floor

Entrance Hall



Entry to this spacious family home is via a composite door which opens to reveal the entrance hall. A staircase provides access to the first floor and doors lead to the Living Room and Kitchen/Diner. Heating is provided by a central heating radiator which is concealed behind a cover and there is also tiling to the floor.

Living Room

10'4" x 17'6" (3.15 x 5.34)



This superb room offers the perfect place to sit and relax, having a dual aspect this room is bathed in natural light from a double glazed window to the front and double doors to the rear which open onto the paved patio. The main focal point of this superb room is the feature wall decorative fire. Background heating is provided by a central heating radiator and wood flooring enhances the cosy feel of this space.

Living Room



Kitchen/Diner

12'5" x 17'5" (3.80 x 5.32)



The heart of this spacious home is fitted with a range of floor, wall and drawer cabinets with inset sink unit and contrasting work surfaces. Integrated appliances include a microwave, double oven and hob with extractor over, there is also space for an American style fridge freezer. A central island doubles as a large breakfast bar and further features of this room include a double glazed window and double doors to the rear elevation, there is also tiling to the floor.

Kitchen/Diner



Utility Cupboard

Providing storage space and plumbing for a washing machine.

First Floor

Landing



Flooded with natural light from a double glazed window, doors lead from this room to the Bedrooms and Family Bathroom. A built in cupboard provides storage space.

Master Bedroom (Front)

10'6" x 12'4" (3.22 x 3.76)



This spacious double Bedroom is located at the front of the property offering a window with views over the approach and gardens. Fitted wardrobes provide hanging and storage space and a central heating radiator provides background heating.

Master Bedroom (Front)



En-suite

6'11" x 4'10" (2.13 x 1.48)



This stylish shower room comprises a shower enclosure plus pedestal wash hand basin and close coupled w.c. Tiling to the walls is complimented by contrasting tiling to the floor. A double glazed window provides natural light, whilst recessed lighting to the ceiling offers background lighting. There is also a heated towel rail.

Bedroom 2 (Front)

8'3" x 10'8" (2.53 x 3.26)



A wonderfully positioned, spacious double bedroom located at the front of the property having the benefit of a double glazed window and central heating radiator. Fitted wardrobes provide hanging and storage space.

Family Bathroom

7'3" x 5'6" (2.22 x 1.70)



An elegant room offering a panelled bath with shower over, pedestal wash hand basin and close coupled w.c. A double glazed window provides natural lighting, splash back tiling to the walls with contrasting tiling to the floor complete the calming feel of this room. This room also has the benefit of a central heating radiator.

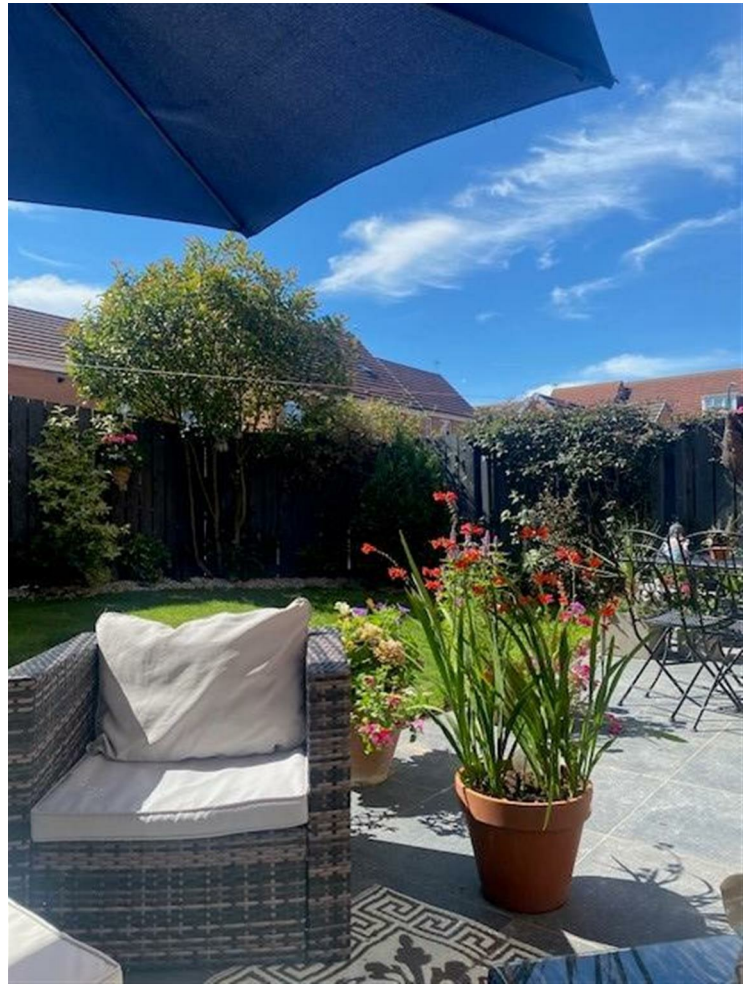
Bedroom 3 (Rear)

9'5" x 6'7" (2.88 x 2.03)



With superb views from the double glazed window over the rear garden this bedroom also has a central heating radiator.

Exterior

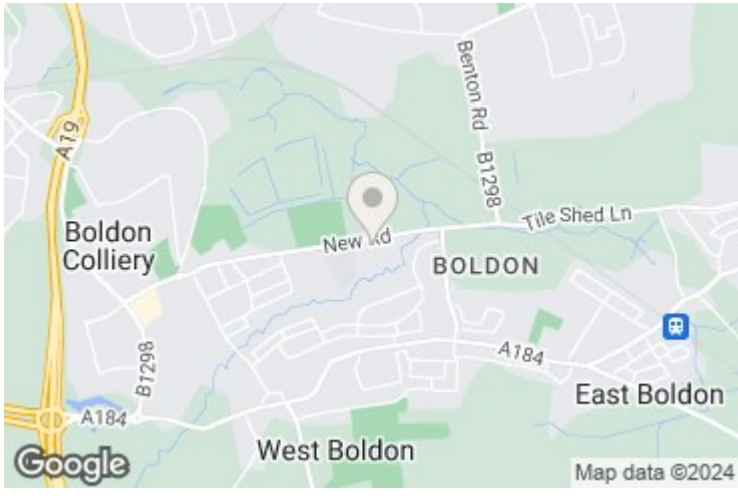
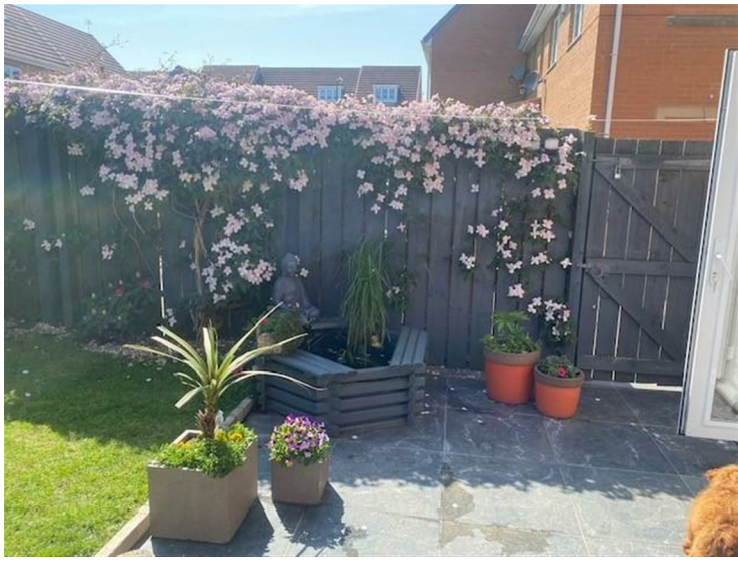


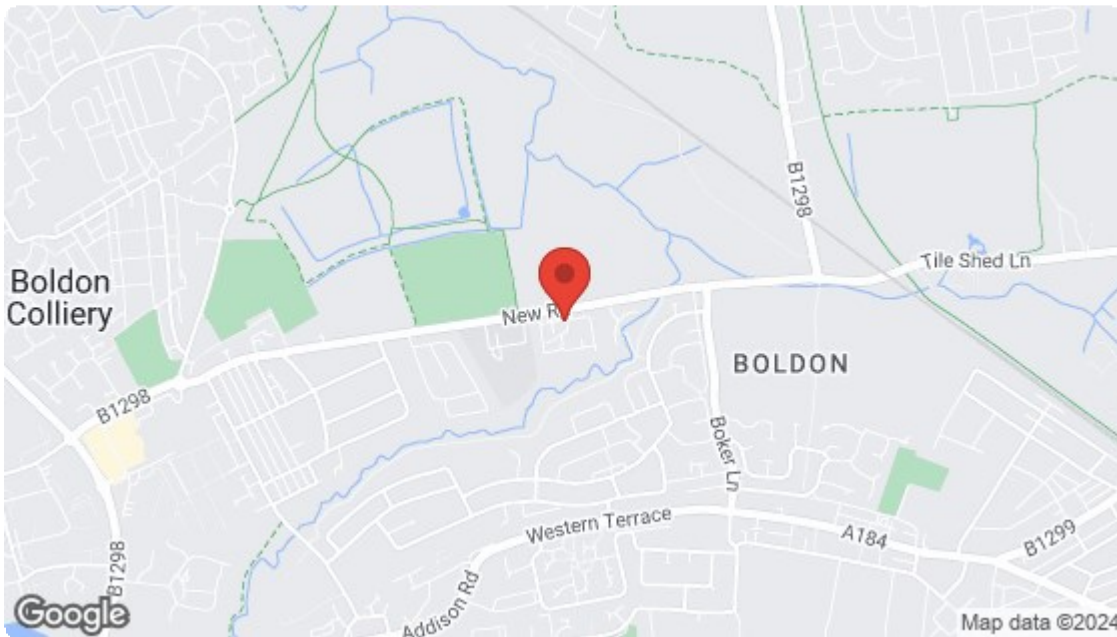
To the front of the house there is an open plan lawned garden with mature planting and a block paved driveway to the side provides parking and leads to the garage with electric roller shutter door. A beautiful, enclosed lawned garden to the rear which is edged with mature borders, a pond and paved patio areas provide the ideal space for entertaining or a secure area for playing children. The garden also has the benefit of a pergola and gate providing access to the side.

Garden



Pond





| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | 76 | |
| (69-80) C | | |
| (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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