



**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



**69 Langdale Way, East Boldon, Tyne & Wear NE36 0UF**

**£499,500**

A GOLD by Linda Leary property, we are delighted to bring to the market this superb detached, freehold, 5 bedroom family home, situated in one of East Boldon's most sought after locations. Early viewing is highly recommended. The layout of this spacious home comprises of an open plan kitchen/dining room and 21ft Living Room with double doors to the Conservatory which offers a further set of doors opening out onto the garden, making it the ideal space for entertaining guests, or spending time with family. Downstairs, this light and spacious accommodation includes a spacious entrance hall with Amtico flooring, cloakroom, the spacious living room, conservatory, stylish kitchen/diner which is open to the Utility, plus a light and airy sitting room. To the first floor there is a luxurious family bathroom, 5 good sized bedrooms, including a large master with an en-suite. There are spacious gardens to both the front and rear of the house, comprising mature lawns with shrub/flower borders, block paved patio area and decked seating area which together creates the perfect place for outside living. A double width drive to the side provides ample parking and leads to a double garage accessed via an electric roller shutter door. This could be your 'forever home', located within walking distance of local shops, the Metro station and excellent local schools. Council tax band F.

## Ground Floor

### Entrance Porch

A set of steps to the front of this superb family home leads to an entrance porch with composite door and glazed panels. Double glazed windows to the side elevations allow the flood of natural light.

### Reception Hall

9'4" x 15'7" (2.85 x 4.77)



The spacious hallway has the benefit of plaster work coving to ceiling, a central heating radiator and feature Karndean flooring. A beautiful bannister and spindle staircase provides access to the first floor and an under stairs storage cupboard offers storage space.

### Cloakroom

3'9" x 4'5" (1.16 x 1.35)



Facilities of this room include a close coupled w.c. and a pedestal wash hand basin. There is also splash back tiling to the wall and contrasting laminate flooring. Heating is provided by a central heating radiator.

### Living Room

12'2" x 20'1" (3.72 x 6.13)



A stunning room with double glazed walk in bay window to the front and double doors to the rear leading to the conservatory. One of the main focal points of this room is a traditional style fire surround with inset electric fire. The neutral colour scheme is complimented by plaster work coving to the ceiling and carpet to the floor. Two central heating radiators provide background heating.

### Conservatory

9'9" x 12'2" (2.99 x 3.72)



This delightful room is the perfect place to relax, bathed in natural light from the double glazed windows and double doors leading to the Living Room and rear patio. The vaulted ceiling with recessed lighting and tiling to floor finish the stylish look of this room.

**Kitchen/Diner**  
22'10" x 8'9" (6.98 x 2.68 )



The heart of this home offers a comprehensive range of high specification floor, wall and drawer cabinets with contrasting work surfaces. Plaster work coving to the ceiling together with a central heating radiator to the dining area add to the ambience of the room. Connecting doors lead to the Hallway and this room is open to the Utility. Double glazed windows to the rear and side elevations, display lighting to the kick boards and stylish flooring complete this impressive Kitchen/Diner.

**Kitchen/Diner**



**Utility**  
10'10" x 5'9" (3.32 x 1.77)



Continuing the theme from the kitchen, this room is fitted with

floor cabinets plus inset double bowl sink unit and contrasting work surfaces. There is an integrated dish washer and space for a washing machine, dish washer and American style fridge freezer. Natural light floods into this room via a double glazed window with views over the rear gardens and a UPVC door leads to the rear patio. Coving to the ceiling, display lighting to the kick boards and laminate flooring completes the stylish look of this room.

**Sitting Room**  
13'0" x 10'9" (3.97 x 3.28)



The design of this room takes full advantage of the space on offer. A light and airy room with walk in double glazed bay window to the front elevation. Background heating is provided by a central heating radiator and the colour scheme is complimented by plaster work coving to the ceiling and carpet to the floor.

**First Floor**

**Landing**

This spacious gallery landing has a built in cupboard providing storage space and doors provide access to all first floor rooms.

**Master Bedroom (Front)**  
14'5" x 10'10" (4.40 x 3.31)



This spacious double bedroom is the perfect place to relax. Located at the front of the property offering a double glazed window with central heating radiator below. Fitted wardrobes provide hanging and storage space, there is also a dressing table with drawer space. The calming feeling of this room is enhanced by plaster work coving and recessed lighting to the ceiling.

**En-suite**  
4'10" x 8'11" (1.48 x 2.73)



This stylish shower room comprises a shower enclosure, w.c. with concealed cistern and wash hand basin set into a vanity unit also providing storage space. 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 chrome heated towel rail and plaster work coving to the ceiling.

**Bedroom 2 (Rear)**  
12'5" x 10'3" (3.80 x 3.14)



Situate at the rear of the property this striking bedroom has views over the gardens from the double glazed window. Background heating is provided by a central heating radiator and there is also plaster work coving to ceiling.

**Bedroom 3 (Front)**  
12'5" x 9'6" (3.80 x 2.92)



Located at the front of the property, this double bedroom offers a double glazed window with central heating radiator below. This room also has the benefit of plaster work coving to the ceiling.

**Family Bathroom**  
9'1" x 5'3" (2.77 x 1.61)



An elegant room offering a panelled bath with shower attachment to the taps, pedestal wash hand basin set into vanity unit also providing storage space and close coupled w.c. A double glazed window provides natural lighting whilst recessed lighting allows for mood lighting. 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 modern heated towel rail.

**Bedroom 4 (Rear)**  
8'4" x 9'0" (2.56 x 2.76)

A wonderfully positioned, spacious double bedroom having views over the rear garden from the double glazed window. This room is currently being used as a home office and features a central heating radiator and coving to the ceiling.

**Bedroom 5 (Front)**  
**10'9" x 6'9" (3.29 x 2.07)**



**Garden**



Currently being used as a dressing room, this room offers a double glazed window to the front elevation with central heating radiator below. There is also plaster work coving to the ceiling.

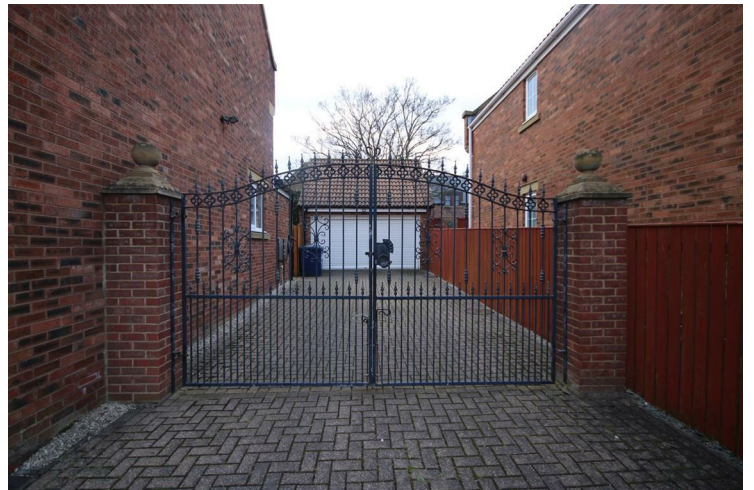
**Garden**



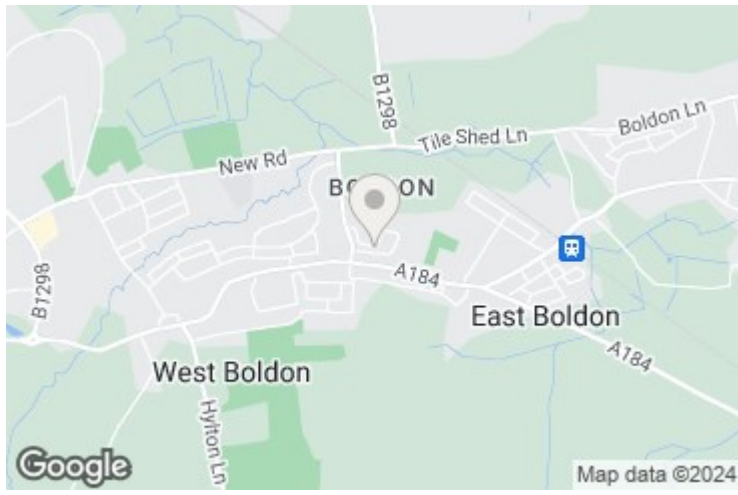
**Exterior**



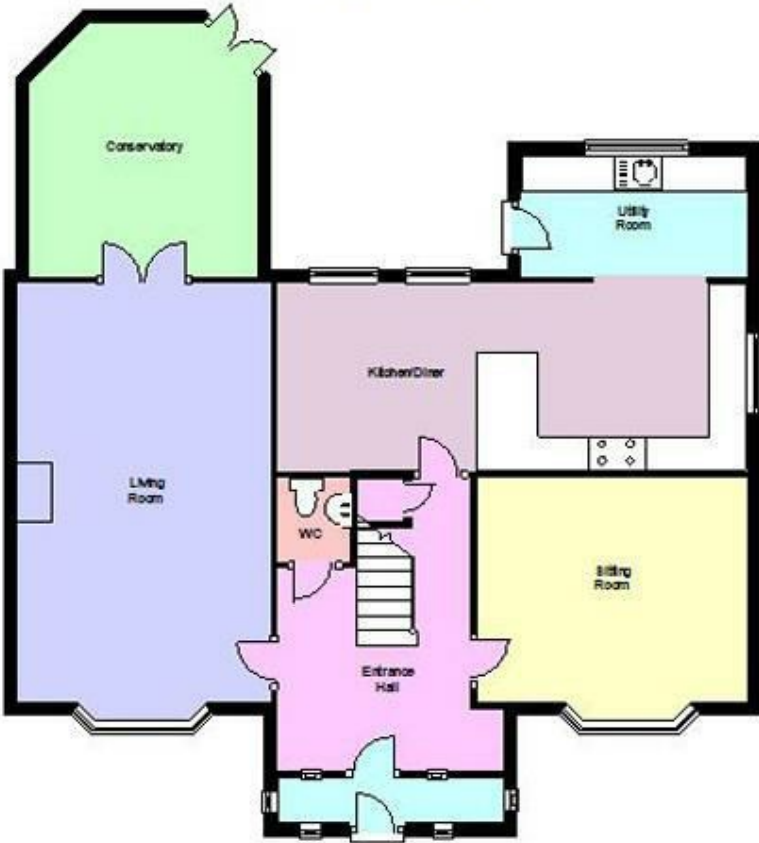
**Detached Double Garage**



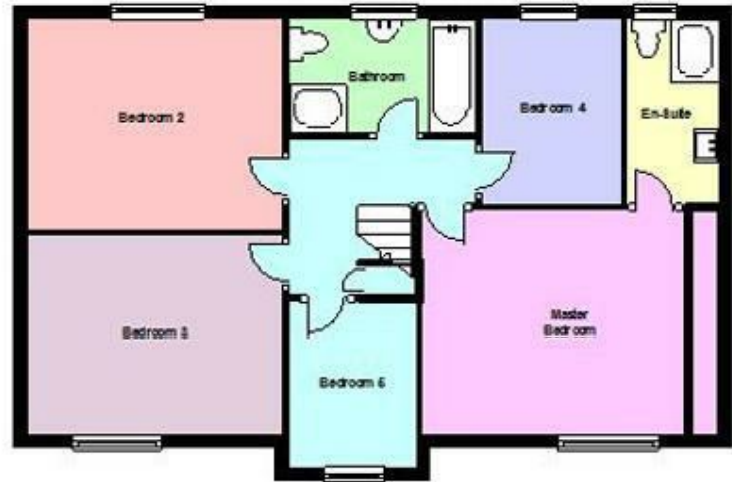
The gardens to the front of this delightful home provide a lawned area with mature planting and a block paved driveway to the side provides ample parking, leading to the detached double garage with electric roller shutter door. An enclosed lawned garden to the rear which is edged with mature borders, a paved patio and decked seating area provide the ideal space for entertaining. Outside lighting around the garden along with mature trees and shrubs provide screening making this a very private and secure area for playing children or al-fresco dining.



**Ground Floor**  
Approx. 35.1 sq metres (375.3 sq feet)



**First Floor**  
Approx. 61.2 sq metres (658.1 sq feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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