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**93 Front Street, East Boldon, Tyne and Wear NE36 0SA**

**£319,950**

Formerly the old East Boldon Village Post Office, this delightful 3 bedroom, freehold home offers ready to move into accommodation. Located on Front Street in the heart of this desirable village and within walking distance of shops, pubs, restaurants, excellent local schools as well as the Metro station. This superb home is being offered with vacant possession and has the benefit of generous living accommodation which briefly comprises; Entrance Lobby, spacious Reception Hall with superb staircase leading to the upper floor, Ground Floor W.C., Living Room, Storage Cupboard/Study, 'L' shape Sitting/Dining Room, stylish fitted Kitchen and Conservatory which offers access to the deceptively spacious Courtyard garden. To the first floor the property boasts 3 Bedrooms providing plentiful sleeping accommodation accessed via the magnificent galleried landing, a Family Bathroom completes the first floor. Viewing of this property is essential to appreciate the spacious accommodation and outdoor space this delightful home has to offer. Council Tax Band A

## Ground Floor

### Entrance Lobby

Entrance to this property is via a composite door. This room has the benefit of a built in cupboard providing storage space and laminate flooring.

### Reception Hall



This light and airy hallway is accessed via a traditional style timber door from the Entrance Lobby and features a superb balustrade and spindle staircase leading to the first floor. There is also a central heating radiator, dado rail and laminate flooring.

## Ground Floor W.C.

2'7" x 9'4" (0.79 x 2.87)



Facilities of this room include a close coupled w.c. and wash hand basin set into a vanity unit which also offers storage space. There is also a traditional style window, PVC panelling to the ceiling and central heating radiator.

## Living Room

12'8" x 12'10" (3.88 x 3.92)



Located at the front of the property this delightful room has double glazed windows to the front elevation. Background heating is provided by a central heating radiator.

**Study/Storage Cupboard**  
9'4" x 9'4" (2.86 x 2.87)



Currently being used as a storage cupboard this room could also be used as a Study or Home Office. Heating is provided by a central heating radiator and there is also carpet to floor.

**Kitchen**  
11'6" x 8'7" (3.52 x 2.62)



The heart of this home offers a range of floor, wall and drawer cabinets with inset 1.5 bowl sink unit and contrasting work surfaces. There is space for a gas range style cooker, American style fridge freezer and washing machine. Natural light is provided by double doors which lead from this room to

the Conservatory and connecting doors also lead to the Hallway and Sitting/Dining Room. Display lighting to the kickboards together with splash back tiling to the walls and contrasting laminate flooring add to the ambience of the room.

**Sitting/Dining Room**  
12'2" reducing to 7'1" x 15'9" reducing to 9'0" (3.72 reducing to 2.18 x 4.82 reducing to 2.76)



Located at the rear of this spacious home, this room can be used as a formal dining room, an additional reception room or family room. Having the benefit of a double glazed window, a central heating radiator also provides background heating.

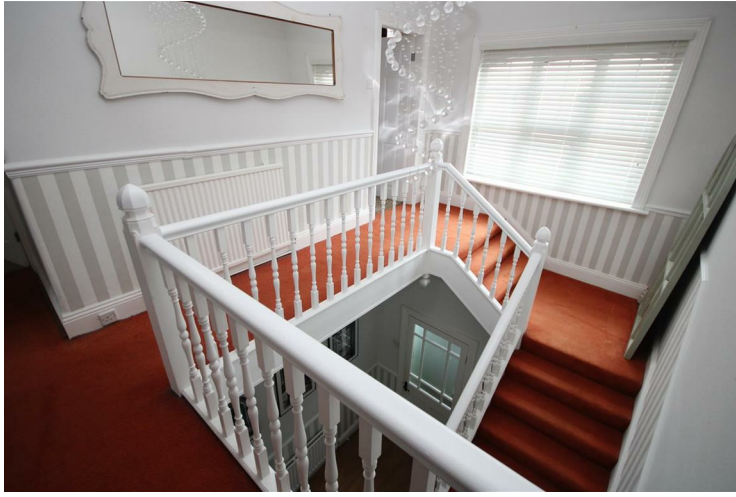
**Conservatory**  
13'7" x 8'1" (4.16 x 2.47)



Offering views over the rear courtyard garden, this room is accessed via double doors from the Kitchen. A further set of double doors open to reveal the courtyard ideal for outdoor entertaining. The neutral colour scheme of this room is complimented double glazed windows and stylish tiling to floor.

**First Floor**

## Landing



The fabulous staircase with quality balustrade and decorative newel posts rising from the reception hall to the upper floor can be fully appreciated from this level. Flooded in natural light from a double glazed window, doors lead from the landing providing access to all first floor rooms. This room also has the benefit of dado rail.

## Bedroom 1 (Front)

13'11" x 13'10" (4.25 x 4.24)



Situated off the landing the spacious Master bedroom is located at the front of the property. Natural light floods into this room from double glazed windows and heating is provided by a central heating radiator. Features of this room include plaster work coving to the ceiling.

## Bedroom 2 (Rear)

13'11" x 9'10" (4.25 x 3.02)



Located at the rear of the property, this spacious double bedroom has a double glazed window and a central heating radiator.

## Family Bathroom

5'5" x 10'6" (1.67 x 3.21)

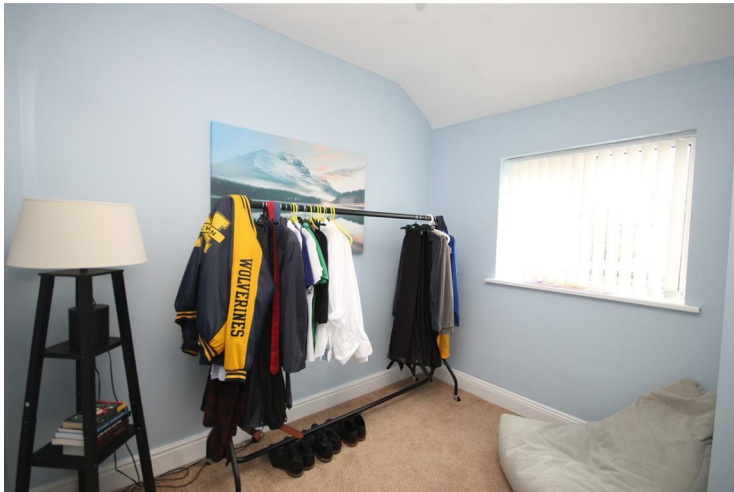


An elegant room offering a white 3 piece suite comprising; a panelled bath with shower over, pedestal wash hand basin and close coupled w.c. A double glazed window, central heating radiator and neutral PVC panelling to the wall finish the calming feel of this room.

## Family Bathroom



**Bedroom 3 (Rear)**  
8'1" x 10'9" (2.48 x 3.28)



Currently being used as a Dressing Room, this room has the benefit of a double glazed window to the rear elevation and a central heating radiator.

## Exterior



An enclosed, large, low maintenance courtyard garden is located to the rear of this spacious home offering astro turf and a patio area providing a safe and secure environment for family living. There is also a garden shed, brick store/garage and double gates which offer access for off street parking.

## Courtyard Garden





## Floor Plans







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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