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5 Ferndale Avenue, East Boldon, Tyne and Wear NE36 0TQ

£250,000

We are delighted to offer to the market this delightful 2 double bedroom, freehold home. The property oozes charm and character with a host of period features to include traditional style fire place, plaster work coving to ceiling, high skirtings and fabulous tall ceilings, this could be your 'forever home'. Located in the heart of East Boldon within walking distance of local schools, shops, pubs, restaurants and Metro station. This spacious home briefly comprises; Entrance Lobby, Hall with staircase leading to the first floor, Living Room with feature walk in bay window, stunning Kitchen fitted with a range of cabinets and integrated appliances to include a Richmond Gas Stove and central island, finally set to the rear of the ground floor a Sun Room/Utility offers the perfect place to relax. To the first floor there are two Double Bedrooms plus a luxurious Family Bathroom fitted with a stylish 4 piece suite. The property also benefits from a south facing cottage style garden to the rear. This property must be viewed to appreciate the size of living accommodation on offer. Council Tax Band B

Ground Floor

Entrance Lobby

Entrance to this property is via a UPVC door with skylight above. This room has the benefit of traditional style tiling to the floor.

Hallway



Leading from the entrance lobby a part glazed door provides access to this delightful property. The elegant balustraded staircase leading to the first floor is complimented by dado rail, deep skirtings and tiling to the floor. A central heating radiator provides background heating.

Living Room

12'6" x 12'8" into bay (3.82 x 3.87 into bay)



This superb room situated at the front of the property features a superb walk in bay window. This room has a host of period features including plaster work coving to the ceiling, picture rail and high skirtings plus a traditional style fire surround with open fire. Background heating is provided by a central heating radiator, there is also stripped wood flooring.

Kitchen

13'4" x 13'0" (4.07 x 3.98)



The heart of this spacious home is fitted with a range of floor, wall and drawer cabinets with integrated microwave oven. Some of the main focal points of this fabulous room are the recess which houses a Richmond Gas Stove, as well as a central island which also doubles as a large breakfast bar with inset sink unit and contrasting work surfaces. Further features of this impressive yet practical room include double doors to the rear elevation which open to reveal the country cottage style garden and there is also laminate flooring. An understairs recess is currently being utilised as a Home Office.

Kitchen



Sun Room/Utility

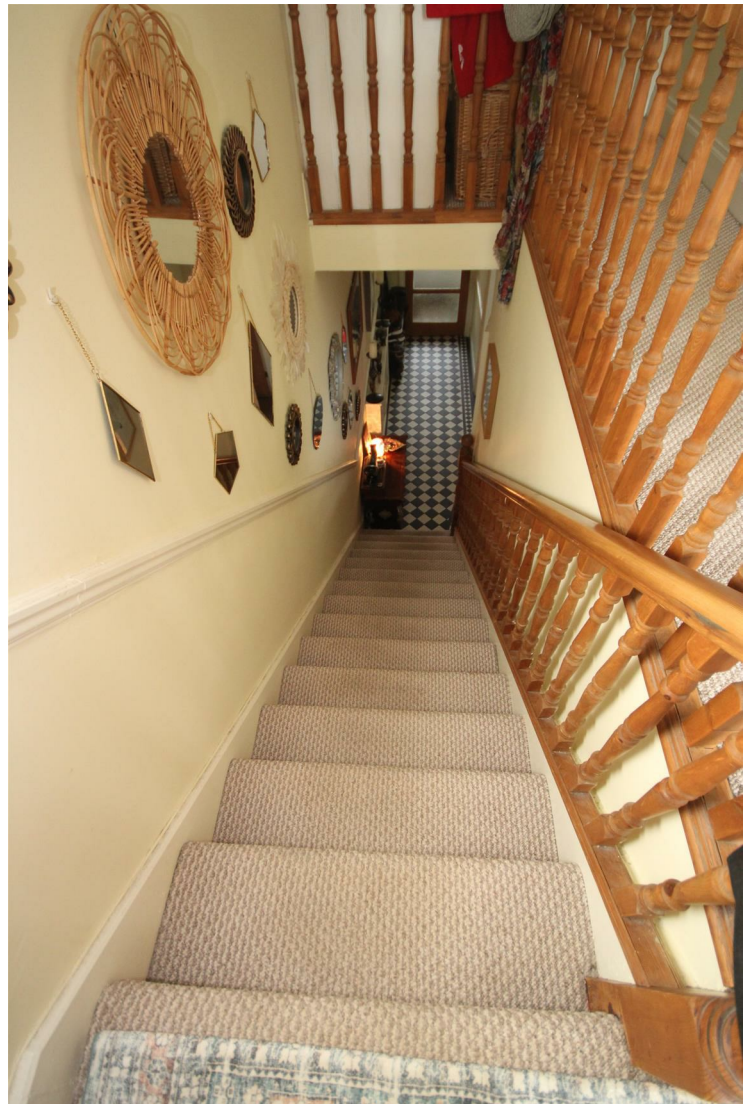


Kitchen



First Floor

Landing



Sun Room/Utility

9'0" x 10'0" (2.75 x 3.05)



The neutral decor of this room along with an exposed brick feature wall is complimented by a window to the rear elevation which frames the views over the country cottage style garden. This room also has plumbing for a washing machine plus space for a tumble dryer and fridge freezer.

Family Bathroom



Offering the ideal place to relax, this luxurious room offers a double ended bath with central tap and shower attachment, a wash hand basin set into a vanity unit also provides storage space, a low level w.c. and shower enclosure. Bathed in natural light from 2 double glazed windows, recessed lighting to the ceiling offers mood lighting. Heating is provided by a traditional style central heating radiator and panelling to the walls with contrasting laminate flooring complete this calming space.

Family Bathroom



Bedroom 1 (Front)

15'6" x 12'8" (4.74 x 3.88)



This delightful double bedroom is flooded in natural light from a double glazed window to the front elevation. A comprehensive

range of fitted wardrobes provide hanging and storage space. The tranquil feel of this spacious room is enhanced by carpet to the floor, a central heating radiator and picture rail.

Bedroom 1 (Front)



Bedroom 2 (Rear)

13'0" x 9'3" plus recess (3.97 x 2.84 plus recess)

Located at the rear of the property, this double bedroom offers a double glazed window with views over the rear garden. A central heating radiator provides background heating.

Exterior



An enclosed garden to the rear of this delightful home provides a safe and secure environment with a paved terrace area ideal for alfresco dining accessed from the Kitchen. The remainder of the garden is low maintenance artificial lawn plus a mature trees and shrubs. There is also a garden shed. To the front of this beautiful property lies a low maintenance gravelled garden with paved pathway surround by a mature hedge.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(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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