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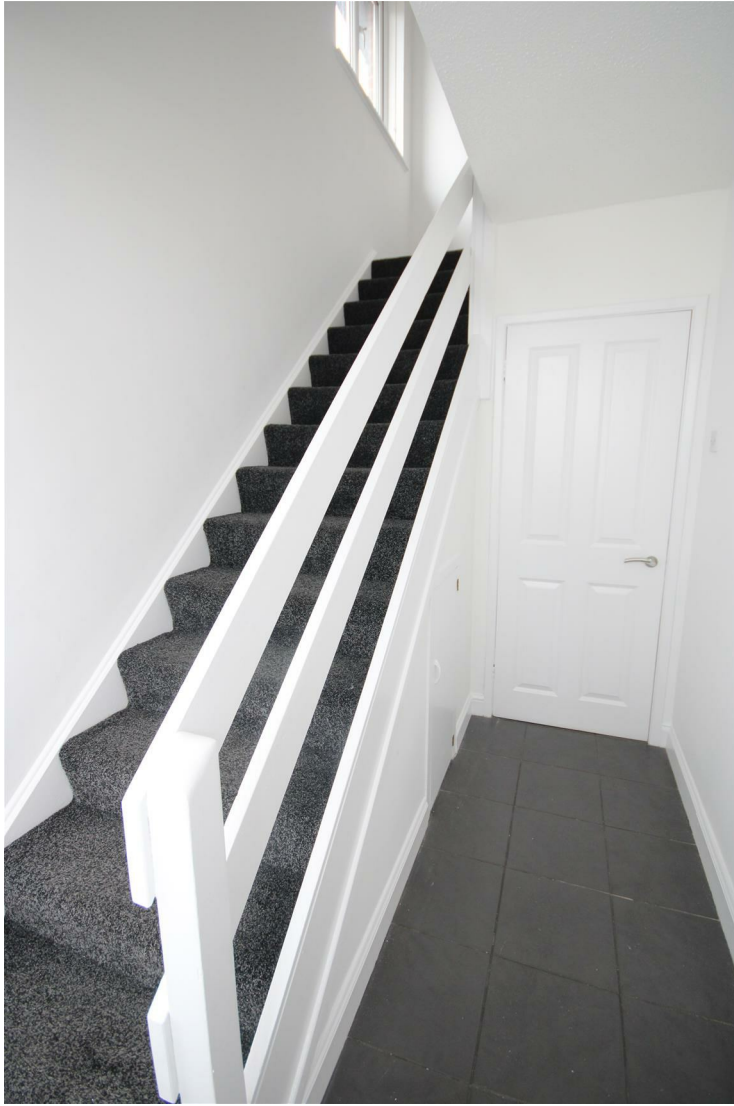
86 Hindmarch Drive, East Boldon, Tyne & Wear NE36 0HE

Offers In The Region Of £145,000

We are delighted to offer to the market this 3 bedroom, freehold semi-detached house, located in a very popular area of West Boldon. The property has spacious living accommodation and is perfectly positioned for access to local schools, supermarket, entertainment complex, family restaurants and links to the A19. This delightful home offers spacious living accommodation and has the benefit of double glazing, central heating, walled garden to front and good size garden to the rear. An ideal home for a variety of buyers, the property is offered with vacant possession and briefly comprises; Entrance Hall with staircase leading to the first floor, open plan Living/Dining Room with windows to the front and rear elevations and Kitchen with door providing access to the side. To the first floor there is a Family Bathroom with white 3 piece suite and 3 Bedrooms. Viewing of this light and airy, spacious home is essential to appreciate the size of living accommodation this property has to offer.

Ground Floor

Entrance Hall



Access to this light and airy home is via a composite door with glazed side panels. This room has the benefit of tiling to the floor and a central heating radiator. A staircase provides access to the first floor and there is also an understairs cupboard providing storage space.

Living/Dining Room

22'10" x 11'4" (6.97 x 3.46)



Natural light floods into this spacious open plan reception room from double glazed windows to both the front and rear elevations. This room also has the benefit of coving to the ceiling, two central heating radiators and wood effect flooring.

Living Room



Dining Room



Kitchen

6'6" x 6'6" (2.0 x 2.0)



Fitted with a range of wall, floor and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob and extractor hood, there is also space for a fridge freezer and washing machine. Natural light is provided by double glazed window to the rear offering views over the garden. A UPVC door offers access to the side and splash back tiling to the walls with contrasting tiling to the floor complete the look of this room.

First Floor

Landing



Flooded in natural light from a double glaze window, doors lead from the landing providing access to all first floor rooms.

Bathroom

7'7" x 5'6" (2.32 x 1.68)



Facilities of this room include a white suite with pedestal wash hand basin, close coupled w.c. and a panelled bath with shower over. The attractive neutral tiling to the walls, laminate flooring, ladder style heated towel rail and double glazed window finish the calming feel of this delightful room.

Bedroom 1 (Rear)

11'1" x 11'3" (3.39 x 3.45)



An spacious double bedroom located at the front of the property offering a double glazed window with central heating radiator below.

Bedroom 2 (Front)

10'0" x 11'7" (3.05 x 3.55)



This double bedroom is also located at the rear of the property and offers a double glazed window with views over the garden. A central heating radiator provides background heating.

Bedroom 3 (Front)

8'10" x 8'5" (2.70 x 2.58)



Window and central heating radiator.

Exterior



To the front of the house there is a walled garden with lawn and gate providing access to the rear. A good size, enclosed lawned garden to the rear with paved patio to the side provides the ideal space for entertaining or a secure area for playing children. There is also a storage area located at the side of the property.

Garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			85
(81-91) B			
(69-80) C		65	
(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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