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6 Berkeley Close, Boldon Colliery, Tyne and Wear NE35 9LQ

£215,000

This delightful freehold, 2 double bedroom semi detached bungalow is sure to be very popular with a range of purchasers due to the versatile and spacious living accommodation set out all on one level. Situated on the ever popular Cotswolds Estate within walking distance of local schools plus with excellent access to the A19 and Metro Station for commuting. There is also a range of bars, restaurants, shops and multiplex cinema close by. This superb home briefly comprises; Entrance Hall, 18ft 8" Living Room, 2 Double Bedrooms, well equipped stylish Shower Room, Kitchen fitted with a range of cabinets and some integrated appliances plus there is also a Conservatory offering views over the beautiful garden. The property also has the benefit of double glazing and off street parking for multiple cars provided by a driveway to the side of the property which leads to a garage. A well stocked open plan garden to the front with lawn and an enclosed garden to the rear of this delightful home provide a safe and secure environment for family living or outdoor entertaining. **VIEWING IS ESSENTIAL OF THIS HOME TO APPRECIATE THE ACCOMMODATION ON OFFER.** Council tax Band C

Ground Floor

Hall

Entry to this delightful home is via a UPVC door which opens into the Hallway. There is also a central heating radiator and laminate flooring. Doors lead from the hall providing access to all principal rooms.

Living Room

10'5" x 18'8" (3.18 x 5.69)



A delightful room bathed in natural light from double glazed windows to the front elevation having views over the well stocked mature garden. The main focal point of this room is a traditional style fire surround with inset electric fire, there is also a central heating radiator.

Bedroom 2 (Front)

8'11" x 10'2" (2.73 x 3.12)



Located at the front of the property this spacious double bedroom has the benefit of two double glazed windows to the front elevation offering views over the garden. Heating is provided by a central heating radiator.

Bedroom 1 (Rear)

10'5" x 12'0" (3.19 x 3.67)



This spacious double bedroom is located at the rear of the property and offers a double glazed window with central heating radiator below. Fitted wardrobes provide hanging and storage space.

Bedroom 1 (Rear)



Shower Room

5'5" x 6'3" (1.67 x 1.92)



This stylish room is well equipped with a wash hand basin set into a vanity unit also providing storage space, w.c. and walk in shower enclosure. A double glazed window provides natural lighting, splash back tiling to the walls and contrasting laminate flooring compliments the feel of this room. There is also a central heating radiator.

Kitchen
8'10" x 8'4" (2.71 x 2.55)



Located the rear of the property a double glazed window offers views overlooking the garden. This room is fitted with a range of floor, wall and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob, extractor hood, microwave, fridge and there is also plumbing for a washing machine. The neutral colour scheme is complimented by splash back tiling to the walls. This room also has the benefit of a central heating radiator.

Kitchen
Conservatory



Double glazed windows allow natural light to flood into this calming room whilst a UPVC door offers access to the rear garden. The neutral colour scheme is complimented by laminate flooring and heating is provided by a central heating radiator.

Exterior



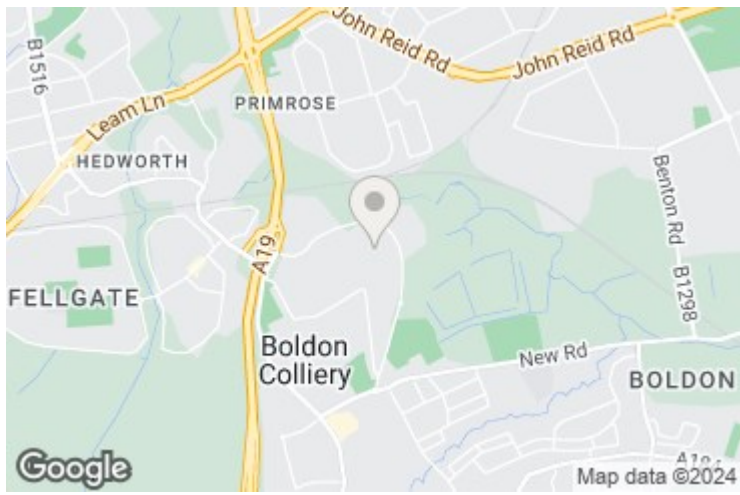
The rear of the property has a superb garden which has been meticulously maintained by the present owners with patio and seating area ideal for al fresco breakfasting, mature planting and trees plus lawn to sit and enjoy the sun. There is also an open plan garden to the front with mature shrubs plus lawn and driveway to the side providing parking for multiple cars which leads to a detached garage.

Garden



Garage







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