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Offers Over £127,000

We are delighted to offer to the market this freehold, 2 double bedroom semi-detached house situated in a very popular area of West Boldon. Ideally located for access to local schools, supermarket, entertainment complex, family restaurants and links to the A19. Well proportioned throughout the property has the benefit of a walled garden to front and good size lawned garden to the rear with paved patio, the property also benefits from double glazing and central heating. The accommodation on offer briefly comprises; Entrance Hall with staircase leading to the first floor, Living Room with doors leading to the rear garden, refitted Kitchen with bow window, there are also 2 Double Bedrooms and a Family Bathroom. Council Tax Band A

Ground Floor

Hallway



Entrance to this property is via a UPVC door. A staircase provides access to the first floor and a built in cupboard offers storage space.

Kitchen

13'6" x 7'10" (4.12 x 2.41)



Refitted with a range of floor, wall and drawer cabinets with inset 1.5 bowl stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob and extractor hood, there is also space for a washing machine and

fridge freezer. A double glazed bow window to the front elevation allows the flood of natural light. The neutral colour scheme is complimented by laminate flooring and heating is provided by a central heating radiator.

Living Room

17'1" x 10'5" (5.22 x 3.19)



This light and airy reception room has double doors to the front elevation which open to reveal the rear garden ideal for entertaining. One of the main focal points of this room is a traditional style fire surround with inset gas fire. A central heating radiator provides background heating and there is also laminate flooring. An under stairs cupboard provides storage space.

Living Room



First Floor

Landing

Doors lead from the landing to all first floor rooms.

Bedroom 1 (Rear)
10'5" x 13'6" (3.18 x 4.13)



This double bedroom offers views over the rear gardens from a double glazed window. A central heating radiator provides background heating.

Bedroom 2 (Front)
13'11" x 8'0" (4.25 x 2.44)



Located at the front of the property, this double bedroom offers a double glazed window. A central heating radiator provides background heating.

Family Bathroom
6'4" max x 4'11" (1.95 max x 1.50)



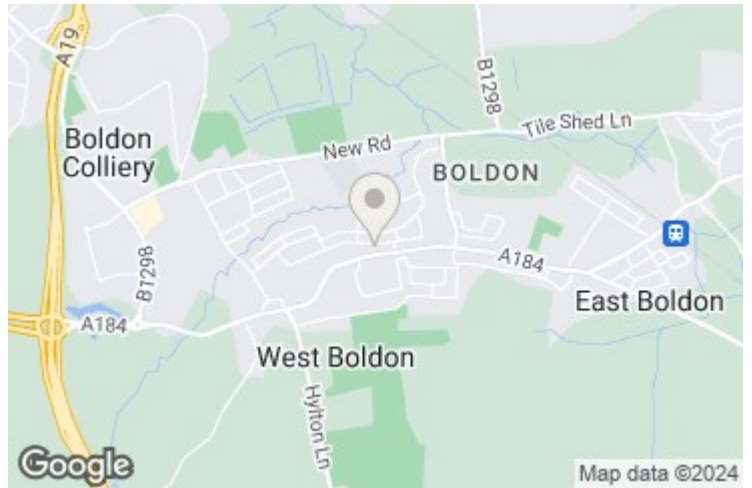
Facilities of this room include a close coupled w.c., pedestal wash hand basin and panelled bath with shower over. Flooded

in natural light from a double glazed window, there is also splash back tiling to the walls and a central heating radiator.

Exterior



There is a walled garden to the front of the property with lawn. An enclosed garden to rear with lawn and two patio areas make this a very secure area for children and also ideal for entertaining.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	76
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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