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£160,000

We are delighted to offer to the market this freehold, 3 bedroom semi-detached house, situated on an amazing corner plot at the head of a cul de sac in a very popular area of 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 wonderful home has been owned by the present vendors for over 40 years and now requires modest modernisation/updating, whilst offering scope for further development subject to the usual building and planning consents. Having the benefit of double glazing, central heating, block paved driveway providing off street parking as well as a very generous size lawned garden to the rear. An ideal home for a variety of buyers, the property briefly comprises; Hall with staircase leading to the first floor, Living Room with feature fire place and sliding doors open to the rear gardens and Kitchen fitted with a selection of floor and wall cabinets. To the first floor there is a separate W.C., Shower Room and 3 good size Bedrooms. Viewing of this home is highly recommended as we expect it to generate a lot of interest. Council tax Band B

Ground Floor

Hall



Access to this spacious home is via 4 steps which lead to a UPVC door with double glazed side panels which opens to reveal the Hall. This light and airy room benefits from a staircase leading to the first floor. Doors lead from this room to the Living Room and Kitchen/Diner. There is also a central heating radiator, coving to the ceiling and laminate flooring.

Living Room

11'11" x 17'9" (3.65 x 5.43)



This superb room offers the perfect place to sit and relax, having a dual aspect this room is bathed in natural light from a double glazed bow window to the front and sliding doors to the rear which open onto the generous size rear garden. The main focal point of this superb room is the feature fire surround with inset electric fire. Background heating is provided by a central heating radiator and coving to the ceiling enhances the cosy feel of this space.

Living Room



Kitchen/Diner

11'8" reducing to 8'3" x 12'1" reducing to 5'0" (3.58 reducing to 2.53 x 3.69 reducing to 1.54)



Fitted with a range of floor, wall and drawer cabinets with inset sink unit and contrasting work surfaces. There is space for a freestanding cooker, fridge freezer and washing machine. A built in under stairs cupboard provides further storage space. Light to this room is provided by a double glazed window the rear elevation offering views over the extensive rear garden. PVC panelling to the walls and ceiling is complimented by laminate flooring and recessed lighting offers mood lighting.

Kitchen/Diner



Landing



Bathed in natural light from a UPVC double glazed window, doors lead from the landing providing access to all first floor rooms. There is also coving to the ceiling.

Separate W.C.



Facilities of this room include a w.c. with concealed cistern plus tiling to the walls with contrasting tiling to the floor. This room also has a UPVC double glazed window.

Shower Room



Fitted with a wash hand basin set into a vanity unit which also provides cupboard space and a walk in shower enclosure. The suite is complemented by the neutral PVC panelling to the walls with contrasting laminate flooring. There is also a UPVC double glazed window and central heating radiator.

Bedroom 1 (Front)

10'0" plus robes x 10'2" (3.05 plus robes x 3.12)



Located at the front of property this double bedroom offers a UPVC double glazed window and a central heating radiator. Fitted wardrobes provide hanging and storage space. This room also has the benefit of coving to the ceiling.

Bedroom 2 (Front)

11'0" plus robes x 10'1" (3.37 plus robes x 3.08)



Gardens



A further double bedroom with UPVC double glazed to the front elevation. Sliding door fitted wardrobes provide hanging and storage space. There is also coving to the ceiling and a central heating radiator provides background heating.

Bedroom 3 (Rear)

9'2" x 7'7" (2.81 x 2.33)

Having the benefit of UPVC double glazed window with views over the extensive garden to the rear. This room also offers a central heating radiator and coving to the ceiling.

Gardens



Exterior



Located at the head of a cul de sac this spacious home offers extensive gardens to the side and rear providing a safe and secure environment for family living. Accessed from the Living Room via 2 steps these lawned gardens also offer mature shrubs and provide the ideal place for outdoor entertaining. There is also a large garden shed. To the front of the property a block paved driveway provides off street parking for at least 2 cars.





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