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**16 Hambledon Close, Boldon Colliery, Tyne and Wear NE35 9NB**

**£200,000**

An ideal opportunity to purchase this freehold, 2 bedroom semi detached house in a prime location close to A19 trunk road and Metro system to Newcastle and Sunderland. Add to this nearby shopping and leisure facilities as well as being within walking distance of local schools. This style of property is popular with a range of buyers and has the benefit of double glazing, central heating, off street parking garage and gardens to the front and rear. Offering stylish, ready to move into accommodation which briefly comprises; Entrance Lobby, Living Room with staircase leading to the first floor, superb Kitchen fitted with a range of cabinets and integrated appliances which is open to the Conservatory. To the first floor there is a stylish Family Shower Room fitted with a 3 piece suite and 2 Double Bedrooms. Viewing is essential to appreciate the living accommodation this home has to offer. Council Tax Band B.



## Ground Floor

### Entrance Lobby

Access to the delightful home is via a composite door. The entrance lobby benefits from a double glazed window to the side elevation, coving to the ceiling and wood flooring.

### Living Room

12'6" x 15'3" (3.82 x 4.66)



Located at the front of the property this splendid room has a double glazed window to the front elevation with contemporary central heating radiator below. A staircase with wooden newel posts and spindles leads to first floor. This room also benefits from coving to the ceiling and wooden flooring.

### Living Room



### Kitchen

8'11" x 11'0" (2.72 x 3.37)



The heart of this stylish home 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 and dish washer, there is also space for a fridge freezer and washing machine. Recessed lighting to the ceiling, back ground lighting beneath the cabinets and laminate flooring finish this room perfectly. This room opens to the Conservatory.

### Kitchen



### Conservatory

9'8" x 11'1" (2.95 x 3.38)



Offering the ideal place for entertaining or to sit and relax, this

room is flooded in natural light from double glazed windows and a door opens to the rear garden, also ideal for al fresco dining. Recessed lighting to the ceiling offers mood lighting and heating is provided by a vertical central heating radiator.

views over the rear garden. This room also has laminate flooring and back ground heating is provided by a central heating radiator.

### Conservatory



### Bedroom 1 (Rear)



### First Floor

#### Landing



### Family Shower Room 7'2" x 5'9" (2.20 x 1.76)



Fitted with a stylish 3 piece suite comprising a modern wash hand basin, close coupled w.c. and double shower enclosure. This elegant room also has the benefit of recessed lighting to the ceiling, heated towel rail, splash back tiling to the walls and contrasting tiling to the floor.

### Bedroom 1 (Rear) 12'8" x 8'10" (3.87 x 2.71)



Offering an ideal place to relax, the focal point of this delightful room is a double glazed window to the rear elevation offering



**Bedroom 2 (Front)**  
7'10" x 12'7" (2.40 x 3.84)



Set to the front of the property, the neutral decor of this double bedroom is complimented by a double glazed window with central heating radiator below. A bulkhead cupboard provides storage space.

**Bedroom 2 (Front)**



**Exterior**



An open plan garden to the front of this stylish home offers a lawn and block paved driveway providing off street parking and leading to a garage. The rear of the property has an enclosed, low maintenance garden which is block paved ideal for al fresco breakfasting or to relax and enjoy the sun. There is also a garden shed.

**Garage**



Accessed via an electric roller shutter door. The garage is currently being used as a workshop with insulated and plaster board walls plus laminate flooring. This space could also be utilised as a study/home office or playroom.

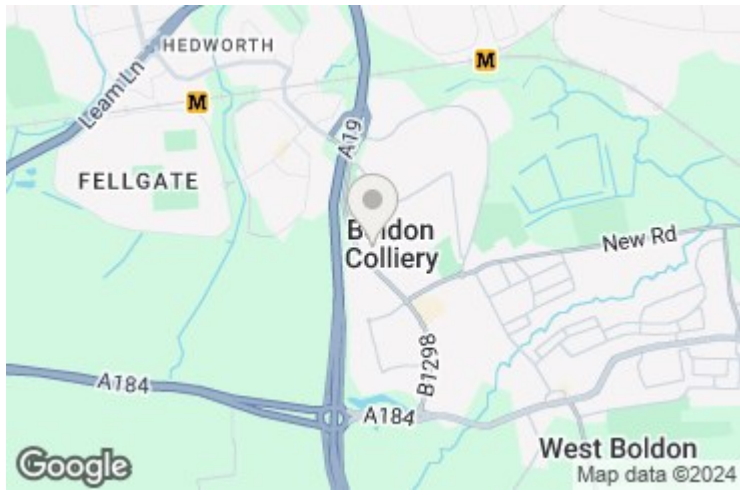
**Garden**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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