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Offers Over £299,995

An attractive and immaculately presented, freehold 3 bedroom detached home ideally situated for schools, shopping facilities, cinema, family friendly pubs and restaurants, as well as A19 and A1(M) access for commuters. This stylish ready to move into property offers spacious living accommodation and briefly comprises; Entrance Porch, stylish Kitchen/Diner fitted with a range of cabinets plus some integrated appliances and open to a Utility Area, Living Room with bi-fold doors to the rear patio, luxurious Family Bathroom and 3 Bedrooms. The property also has the benefit of an open plan, block paved driveway providing off street parking, double glazing, central heating and a beautiful rear garden perfect for entertaining, to relax and enjoy the warmer weather or for playing children. This property has everything you could wish for, viewing is highly recommended. Council Tax Band D

Ground Floor

Entrance Porch

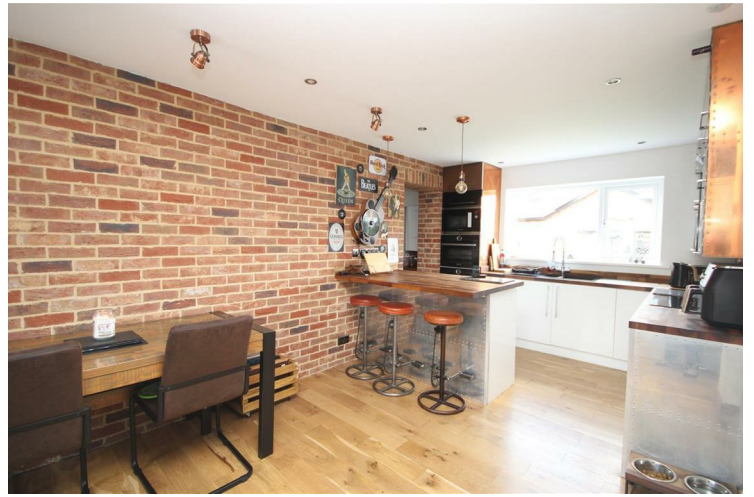
Entry to this stunning family home is via a composite door with glazed side panel. There is also a double glazed window to the side elevation.

Kitchen/Diner

22'0" x 9'9" reducing to 6'9" (6.73 x 2.99 reducing to 2.07)



Kitchen/Diner



Dining Area



One of the main selling points of this superb home is the Kitchen/Diner fitted with a comprehensive range of base, wall and drawer cabinets with inset 1.5 bowl sink unit and contrasting Walnut work surfaces. Integrated appliances include double ovens, a microware and a hob. Double glazed windows to the front and rear elevations provide natural lighting and recessed lighting to the ceiling provides mood lighting. This delightful room also has the benefit of a central island which is enhanced by the stylish decor with feature exposed brick wall. There is also a central heating radiator and laminate flooring.

Kitchen/Diner



Utility Area

9'10" x 5'1" (3.02 x 1.55)



Leading off the Kitchen/Diner this space offers space for an American style fridge/freezer and washing machine. Storage space is provided by white high gloss cabinets. This room also has the benefit of a vertical central heating radiator, laminate flooring and a door which provides access to the side of the property.

Living Room

16'5" x 13'0" (5.02 x 3.98)



Natural light floods into this spacious room from a double glazed window to the front elevation and bi-folding doors to the

rear which open to reveal the paved patio. One of the focal points of this light and airy room is a modern fire place which is complimented by recessed lighting to the ceiling and wood flooring. A staircase leads to the first floor and back ground heating is provided by a central heating radiator.

Living Room



First Floor

Landing

Offering a double glazed window to the front elevation. There is a built in cupboard providing storage space plus doors lead to all first floor rooms.

Bedroom 1 (Rear)

11'3" x 9'0" (3.45 x 2.76)



This spacious double bedroom is located at the rear of the property and offers a double glazed window with views over the garden. The neutral decor of this room is complimented by carpet to the floor and heating is provided by a central heating radiator.

Bedroom 1 (Rear)



Family Bathroom



Bedroom 2 (Rear)

11'3" x 8'11" (3.45 x 2.74)



This double bedroom offers a double glazed window to the rear elevation with a central heating radiator below.

Bedroom 2 (Rear)



Offering the perfect place to relax, facilities of this room include a panelled whirlpool bath with shower over, a close coupled w.c. and wash hand basin set into a vanity unit also providing storage space. There is also a double glazed window and a vertical central heating radiator. Tiling to the walls and contrasting flooring finishes the look of this room completely.

Bedroom 3 (Front)

7'0" x 6'7" (2.15 x 2.03)



Benefits of this room include a double glazed window with central heating radiator below.

Exterior



The gardens together with this delightful home are accessed via a block paved driveway which provides off street parking and

leads to a garage. There are also open plan lawned gardens to the front of the property with mature planting. Enclosed gardens to the rear of this impressive home feature a lawned area and paved patio which provides a safe and secure environment for family living.

Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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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