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Offers Around £259,950

An ideal opportunity to purchase a wonderfully spacious, freehold, 3 bedroom semi detached house, offering perfect "ready to move into" accommodation perfect for a variety of purchasers. There are shopping facilities, cinema complex and many family friendly pubs and restaurants on the door step, as well as A19 and A1(M) access for commuters. This stylish home has been the subject of substantial updating by the current owner and offers high quality fixtures and fittings throughout. The purchaser of this home will not be disappointed with the internal layout and dimensions of this stunning property which briefly comprises; Entrance Hall, Living Room with bow window, fabulous open plan Kitchen/Dining Room fitted with a magnificent range of cabinets, selection of Neff integrated appliances, plus central island comprising table and breakfast bar and finally a Conservatory with door leading to the rear raised decked patio. To the first floor landing there is a feature mirror tiled wall, luxurious Family Bathroom and 3 Bedrooms, all of which have the benefit of fitted wardrobes, there is also En-suite facilities to the Master Bedroom. This stunning home also offers central heating, double glazing and driveway providing off street parking leading to a garage. Externally the property offers an open plan garden to the front and enclosed garden to the rear perfect for entertaining or relaxation. Viewing of this home is essential to appreciate the quality and spacious accommodation on offer. Council Tax Band C.

Ground Floor

Entrance Lobby

This spacious home is accessed via a composite door. Features of this room include a double glazed window to the side elevation, plaster work coving to the ceiling and laminate flooring. A further door opens to reveal the Living Room.

Living Room

11'7" x 14'4" (3.55 x 4.37)



Situated at the front of the property, this room offers a double glazed bow window with central heating radiator below. The main focal point of this delightful room is a feature fire surround with inset electric fire, there is also plaster work coving to ceiling, the decor of this room is complimented by carpet to the floor.

Living Room



Kitchen/Dining Room

14'0" reducing to 13'4" x 19'10" max (4.28 reducing to 4.08 x 6.05 max)



One of the main selling points of this superb home is the stunning Kitchen/Dining Room fitted with a comprehensive range of high quality floor, wall and drawer cabinets with inset 1.5 bowl sink unit and contrasting work surfaces. Integrated Neff appliances include an oven, induction hob, microwave, dish washer, fridge freezer and wine cooler. There is also space for a washing machine. A central island unit with cabinets breakfast bar and dining table is perfect for entertaining. This room is flooded in natural light from a double glazed window and UPVC door which opens to the rear garden. This impressive room also has the benefit of recessed lighting to the ceiling, vertical central heating radiator, mirrored splashback to the walls and laminate flooring. A staircase provides access to the first floor and a built in pantry cupboard plus understairs cupboard provide further storage space.

Kitchen/Dining Room



Kitchen/Dining Room



Conservatory 8'7" x 11'10" (2.63 x 3.63)



Kitchen



Providing the perfect place to sit and relax, this delightful room has the benefit of double glazed windows and a door which opens to the rear raised decking. This room also features tiling to the floor.

First Floor

Landing



Dining Area



Leading from the Kitchen the returning spindle staircase features a magnificent feature mirror tiled wall and sun tunnel. Doors lead from the gallery landing to all principal first floor rooms and a built in cupboard provides storage space.

Landing



Master Bedroom (Rear)



En-suite

6'3" x 5'7" (1.91 x 1.71)



Master Bedroom (Rear)

9'9" x 14'1" (2.98 x 4.30)



This very spacious double bedroom is located at the rear of the property and offers a double glazed window with views over the rear garden. A range of fitted wardrobes and overhead cabinets provide hanging and storage space. A door leads to the En-suite and this room also has the benefit of laminate flooring and background heating is provided by a central heating radiator.

Facilities of this room include a corner shower enclosure, wash hand basin set into a vanity cabinet also providing storage space and close coupled. The stylish look of this room is complimented by a double glazed window, towel rail, tiling to the walls and contrasting flooring.

Bedroom 2 (Front)

9'11" x 10'11" (3.04 x 3.33)



Fitted with a range of fitted wardrobes, this light and airy double bedroom offers a double glazed window with views over the approach to the property. Heating is provided by a central heating radiator and this room also benefits from laminate flooring.

Bedroom 3 (Front)

9'9" x 8'2" (2.98 x 2.49)

Located at the front of the property, this bedroom is currently being used as a home office/study. This room has the benefit of a double glazed window with central heating radiator below. Fitted wardrobes provide hanging and storage space and there is also laminate flooring.

Family Bathroom



An elegant room with panelled bath featuring central taps with shower attachment, wash hand basin set into a vanity unit also providing storage space and close coupled w.c. Bathed in natural light from a double glazed window, there is also a towel rail, pvc panelling to the ceiling with recessed mood lighting. Tiling to the walls and contrasting tiling to the floor complete the calming feel of this room.

Family Bathroom



Exterior



Access to this delightful home is via a block paved and paved driveway which provides off street parking and leads to a single garage. There is also an open plan garden to the front with lawn. A secure low maintenance enclosed garden to the rear with paving, raised decked patio and raised beds is ideal for entertaining whilst also providing a safe and secure environment for family living. There is also a gate leading to the side of the property.

Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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		
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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