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42 The Hawthorns, East Boldon, Tyne and Wear NE36 0DS

£235,000

We are delighted to offer to the market this freehold, 3 bedroom semi detached house which is situated in East Boldon close to the shops, pubs and restaurants and within easy access of the East Boldon Metro Station. In addition, this property is located within the catchment area for East Boldon Primary Schools and Whitburn Academy. Providing spacious living accommodation this delightful home briefly comprises, Entrance Porch, Hallway with staircase leading to the first floor, Living Room with feature fire place, Dining Room with sliding doors to the Conservatory, Kitchen fitted with a range of cabinets, 3 Bedrooms and a Family Shower Room. Off road parking is provided by a block paved driveway which leads to a detached garage. Enclosed gardens to the rear and side provide the perfect place to relax, there is also a low maintenance garden to the front. The property also has the benefit of double glazing and central heating. Tax Band C

Ground Floor

Entrance Porch

Access to this spacious home is via a UPVC door which opens to reveal the Entrance Porch. Natural light floods this space from double glazed windows to 3 elevations.

Hallway



Leading from the entrance porch the hall offers a staircase leading to the first floor with under stairs cupboard providing storage space. There is also a central heating radiator.

Living Room

13'6" x 11'10" (4.14 x 3.63)



This spacious reception room has a double glazed window to the front elevation and sliding doors leading to the dining room. The focal point of this room is a traditional fire surround with inset coal effect fire. There is also coving to the ceiling and a central heating radiator provides background heating.

Living Room



Dining Room

9'10" x 9'2" (3.01 x 2.81)



Located at the rear of the property this room has the benefit of sliding doors which open to reveal the Conservatory. A central heating radiator provides background heating and there is also coving to the ceiling.

Dining Room



central heating radiator, splash back tiling to the walls and contrasting tiling to the floor. A built in pantry cupboard provides further storage space.

First Floor

Landing



Conservatory

7'10" x 8'11" (2.40 x 2.72)



Offering the perfect place to sit and relax, this room benefits from double glazed windows and a door providing access to the rear patio garden.

Kitchen

9'7" x 9'6" (2.93 x 2.90)



Fitted with a range of floor, wall and drawer cabinets with inset circular stainless steel sink unit and contrasting work surfaces. There is space for a free standing cooker, a fridge freezer and a washing machine. Natural light is provided by a double glazed window and a door provides access to the rear garden. Further features of this room include PVC panelling to the ceiling, a

Natural light is provided by a double glazed window to the side elevation. Doors lead to all first floor rooms and there is also access to the loft.

Family Shower Room

7'9"x 5'4" (2.38x 1.64)



Facilities of this light and airy room include a pedestal wash

hand basin, close coupled w.c. and corner shower enclosure. Background heating is provided by a central heating radiator there is also a double glazed window, splash back tiling to the walls and contrasting tiling to the floor completes the neutral decor of this room perfectly.

Bedroom 1 (Front)
11'9" x 12'3" (3.60 x 3.74)



This spacious double bedroom is located at the front of the property and offers a double glazed window with views over the approach to the property. A central heating radiator provides background heating.

Bedroom 2 (Rear)
11'7" x 9'2" (3.54 x 2.81)



Located at the rear of the property, this double bedroom has a double glazed window with central heating radiator below. Wardrobes providing hanging and storage space.

Bedroom 3 (Front)
7'9" x 8'1" (2.38 x 2.48)



Currently being used as a Home Office/Study this room also has a double glazed window to the front elevation with central heating radiator below.

Exterior



Located on a corner plot this family home offers gardens to the front and side with mature planting, trees, paved patio and a mature hedge. A block paved driveway provides off street parking and leads to a detached garage. The rear of the property has a patio garden ideal for al fresco breakfasting.

Side Garden



Garage





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	75
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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