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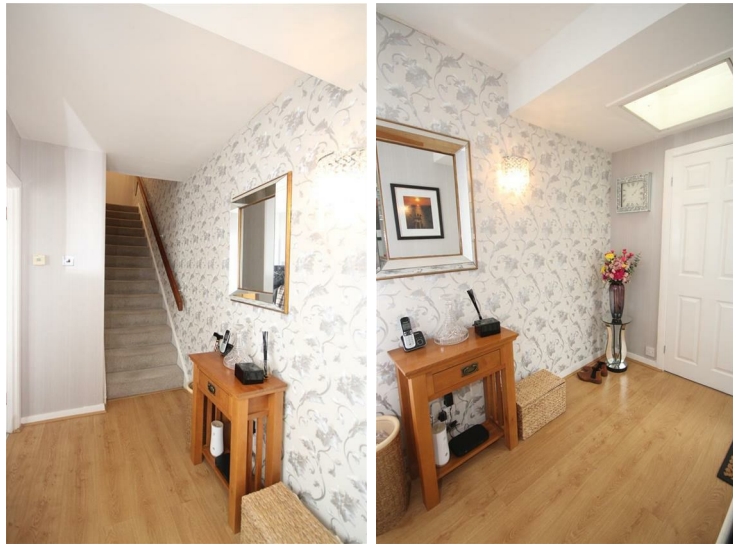
5 The Orchard, East Boldon, Tyne and Wear NE36 0ST

£250,000

PRICED TO SELL ** LOCATION LOCATION LOCATION** We are delighted to offer to the market this freehold, 3 bedroom end terrace house which is situated in the heart of 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 Hall with staircase leading to the first floor and door to the Ground Floor W.C., Living Room with feature fire place, Kitchen/Diner fitted with a range of cabinets and some integrated appliances plus patio doors which open to the rear garden, 3 Bedrooms and a luxurious Family Shower Room. An enclosed low maintenance garden to the rear provides the perfect place to relax or for playing children, there is also a walled garden to the front. The property also has the benefit of double glazing, central heating and off road parking is provided by a garage located in a separate block. Tax Band C

Ground Floor

Entrance Hall



Entry to this delightful home is via a composite door. A staircase provides access to the first floor and doors lead to the ground floor w.c. and Living Room. This room also has laminate flooring, a central heating radiator and natural light provided by a light tunnel.

Ground Floor W.C.



Accessed via a door from the entrance hall, facilities of this room include a w.c. with concealed cistern and a wash hand basin set into a vanity unit also providing storage space. This room also offers a double glazed window, splash back tiling to the walls and tiling to the floor. Heating is provided by a central heating radiator.

Living Room

10'11" x 15'7" (3.33 x 4.75)



Natural light floods into this room from the double glazed bow window to the front elevation and double doors which open to reveal the Kitchen/Diner. The main focal point of this room is a traditional style fire surround with inset living flame gas fire. The colour scheme of this room is complimented by coving to the ceiling and laminate flooring. A central heating radiator provides back ground heating.

Living Room



Kitchen/Diner

16'6" x 12'10" (5.04 x 3.93)



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 stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob, extractor hood, dish washer and microwave, there is also space for a washing machine and fridge freezer. Mood lighting is via recessed lighting to the kitchen area and natural lighting is provided by a double glazed window and patio doors which open to allow access to the rear garden. A built in cupboard provides further storage space. This delightful room also has the benefit of a central heating radiator, splash back tiling to the walls and contrasting flooring with under floor heating.

Kitchen/Diner



Kitchen



Dining Area



First Floor

Landing



Doors lead from the landing providing access to all first floor rooms.

Bedroom 1 (Front)

10'2" x 13'4" (3.10 x 4.08)



This spacious double bedroom is located at the front of the property and offers a double glazed window with central heating radiator below. A comprehensive range of fitted wardrobes provide ample hanging and storage space and there is also matching bedside tables.

Bedroom 1 (Front)



Family Shower Room
5'10" x 7'10" (1.78 x 2.39)



An elegant room fitted with a wash hand basin set into a vanity cabinet also providing storage space, contemporary wall mounted w.c. and walk in shower enclosure. A ladder style heated towel rail, double glazed window, tiling to walls and contrasting tiling to the floor finish the calming feel of this room.

Bedroom 2 (Rear)
8'11" x 13'1" (2.72 x 4.01)



Located at the rear of the property this double bedroom offers a double glazed window with views over the rear garden. Heating is provided by a central heating radiator.

Bedroom 3 (Rear)
7'2" x 9'10" (2.19 x 3.01)



Currently being used as a Home Office, benefits of this room included a double glazed window and heating is provided by a central heating radiator.

Exterior



Access to this superb home is via a walled garden to the front with lawn and mature planting to the borders. A secure, enclosed low maintenance paved patio garden to the rear is ideal for playing children or al-fresco dining. The garden also has a gate providing access to the garage which is located in a separate block.

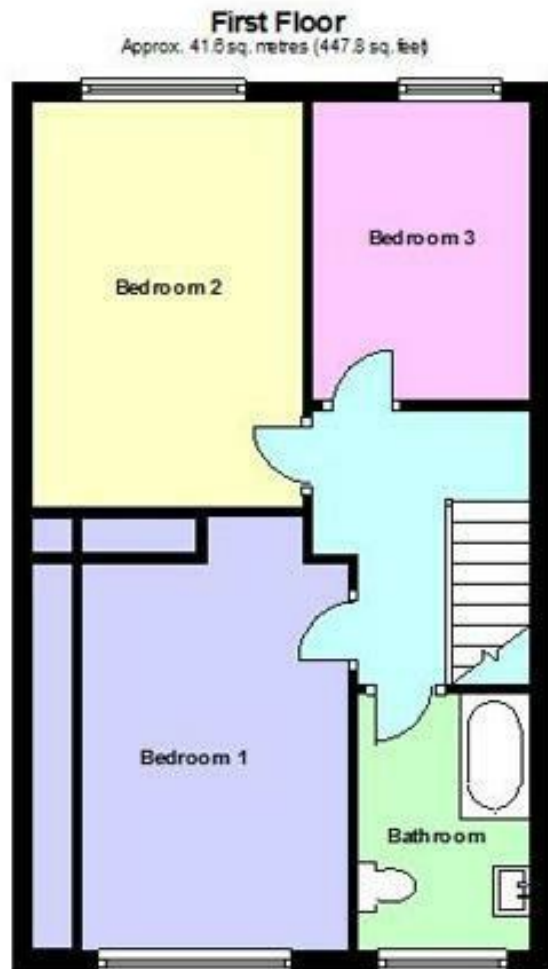
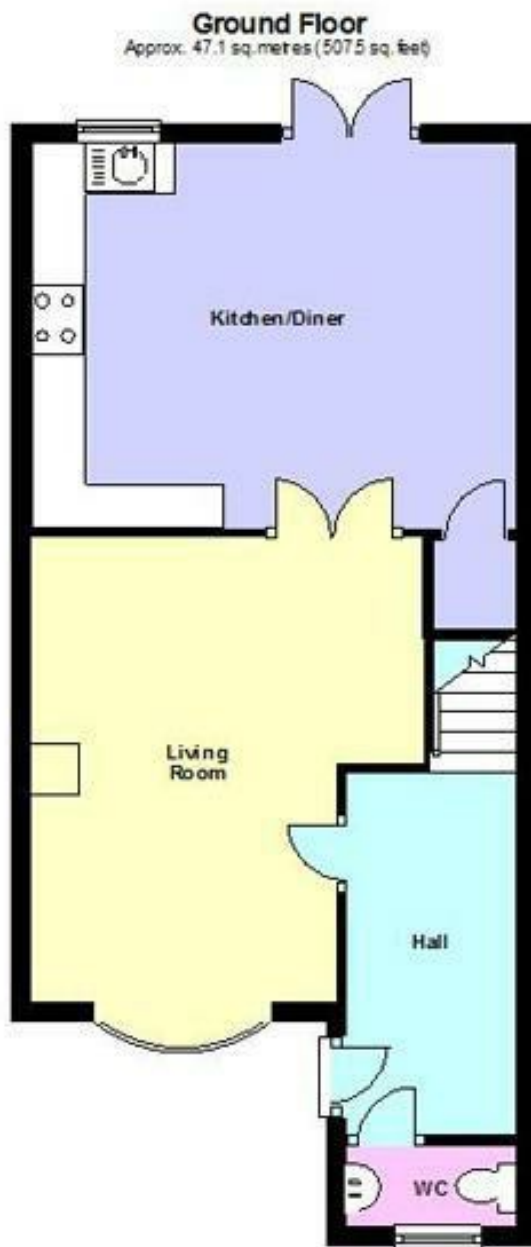
Front Garden



Garage

Located in a separate block to the rear of the property.





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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