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**16 Hunter Close, East Boldon, Tyne and Wear NE36 0TB**

**Offers In The Region Of £445,000**

We are delighted to offer to the market this 4 bedroom, freehold detached home, set in a superb location of East Boldon village perfectly situated for access to schools, parks, shops, restaurants and Metro station. This property is sure to appeal to a variety of purchasers due to the size of accommodation on offer which is enhanced by the south easterly gardens to the rear providing an ideal place for entertaining or great days at home with lawn and mature planting to borders. This spacious home briefly comprises: Entrance Porch, Hallway with staircase leading to the first floor, Ground Floor W.C., Living Room filled with natural light from a window to the front elevation and doors to the rear elevation, Dining Room which is open to the Conservatory and is linked by a door leading to the Kitchen and double doors to the Living Room, a Kitchen fitted with a comprehensive range of cabinets plus some integrated appliances plus door offering access to the Utility Room. To the first floor there are 3 Double Bedrooms plus a single Bedroom plus a spacious Shower Room. Externally to the front of the property is a lawned garden with driveway providing off street parking and leading to the garage and a secure garden to the rear. Internal inspection of this property is essential to appreciate the size of living accommodation on offer. Council Tax Band E



## Ground Floor

### Entrance Porch

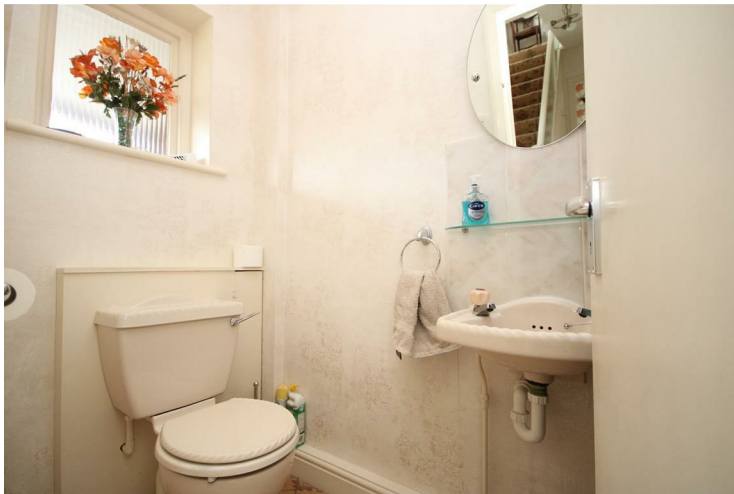
Entrance to this property is via an entrance Porch to the front with UPVC door and double glazed windows to 2 elevations. This room also has the benefit of tiling to the floor.

### Hallway



Leading from the Entrance Porch the hallway offers doors leading to all principle ground floor rooms. There are two windows and a staircase provides access to the first floor. This room also has a central heating radiator and an under stairs cupboard provides storage space.

### Ground Floor W.C.



Facilities of this room include a close coupled w.c. and wash hand basin. This room also has the benefit of a double glazed window and splash back tiling to the walls.

## Living Room

13'10" x 17'10" (4.22 x 5.45 )



Natural light floods into this very spacious Living Room from a double glazed bow window to the front elevation and double glazed patio doors to the rear elevation. A traditional stone fire place with inset fire provide a focal point and a central heating radiator provide complete the comfortable feel of this room.

## Living Room



## Dining Room

9'8" x 10'10" (2.95 x 3.31)



Located at the rear of the property the Dining Room can be accessed via double doors from the Living Room or door to the Kitchen. This room is open to the Conservatory and heating to this room is provided by a central heating radiator.



### Conservatory

10'7" x 9'5" (3.23 x 2.89)



Bathed in natural light from double glazed windows and doors which also provide uninterrupted views over the rear gardens. This room offers the perfect place to relax.

### Kitchen

8'3" x 10'10" (2.52 x 3.32)



The heart of this spacious home is fitted with a comprehensive range of floor, wall and drawer cabinets with inset sink unit and contrasting work surfaces. Integrated appliances include double ovens, hob, extractor hood, fridge and freezer. A double glazed window provides natural light and offers views over the gardens. Splash back tiling to the walls and laminate flooring finish this room perfectly.

### Utility

8'11" x 7'3" (2.73 x 2.21)



Accessed via a door from the Kitchen, this room has the benefit of a door leading to the side elevation. Facilities of this room include a Belfast style sink, washing machine and space for a tumble dryer.

### First Floor

#### Landing



Bathed in natural light from a double glazed window to the front elevation, doors lead from the landing providing access to all first floor rooms. A built in airing cupboard provides storage space plus a central heating radiator. A central heating provides background heating.



**Bedroom 1 (Rear)**  
12'0" x 10'11" (3.68 x 3.35)



A spacious double bedroom flooded in natural light from double glazed window to the rear elevation. Built in wardrobes providing hanging and storage space. This room also benefits from a central heating radiator.

#### Views



**Bedroom 2 (Rear)**  
9'9" x 10'10" (2.99 x 3.31)



Located at the rear of the property this double bedroom has a double glazed window offering unrivalled views over the rear gardens and open fields beyond. heating to this room is provided by a central heating radiator.

**Bedroom 3 (Rear)**  
8'3" x 9'9" (2.54 x 2.98)



Located at the rear of the property, this small double bedroom has views over the rear gardens from a double glazed window with central heating radiator below. A built in cupboard provides storage space.

**Shower Room**  
9'7" x 5'4" (2.94 x 1.64)



The perfect room to relax and unwind in the corner shower enclosure. The neutral decor of this room contrasts with the white pedestal wash hand basin and close coupled w.c. This room also has the benefit of a double glazed window, central heating radiator, splash back tiling to the walls plus contrasting tiling to the floor.



**Bedroom 4 (Front)**  
**10'10" x 6'7" (3.32 x 2.03)**



This further bedroom located at the front of the property benefits from a double glazed window and central heating radiator. A fitted wardrobe provides hanging and storage space.

**Exterior**



This impressive home is accessed via a private pathway to the front which leads through the garden offering mature trees and planting and surrounded by a boundary wall. There is also an integrated garage accessed via an up and over door. To the rear of the property, there is a private south easterly facing garden, comprising mature trees and planted borders offering a secure environment for playing children. A paved patio area provides a pleasant surroundings in which to enjoy al-fresco dining on sunnier days.

**Gardens**

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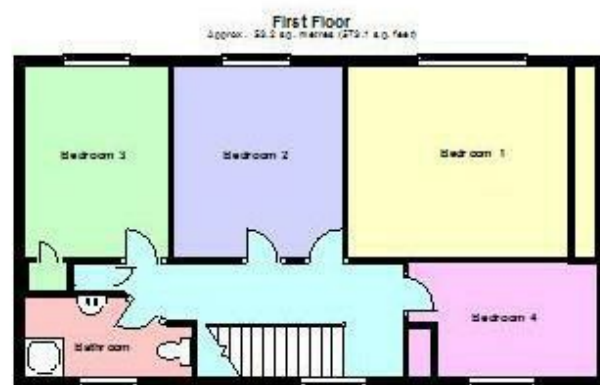
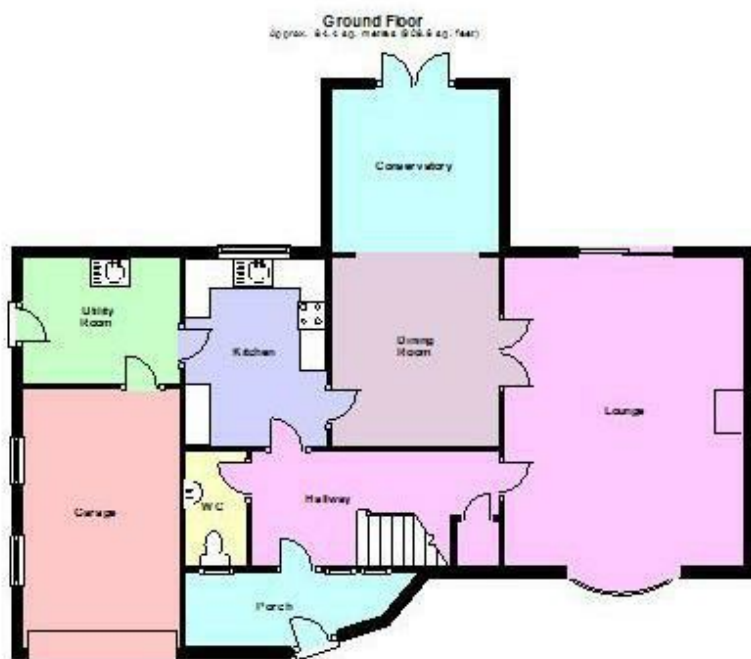


**Gardens**



**Patio**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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