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18 Alison Drive, East Boldon, Tyne & Wear NE36 0SY

£400,000

We are delighted to bring to the market this beautifully presented semi detached, freehold, 3/4 bedroom family home, situated in the heart of East Boldon.

Early viewing is highly recommended as we expect this superb home to generate a lot of interest. The property has been decorated to a very high standard by the current owners, providing stylish decor throughout. The layout of the ground floor offers versatility of living space with a sociable open plan design comprising a spacious dining room with views over the gardens to the front plus steps down to a light and airy Living Room with double doors opening out onto a low maintenance rear garden, a stylish Kitchen is accessed via two steps from the Living Room and features a comprehensive range of modern cabinets with some integrated appliances. There is also a spacious Entrance Lobby with built in storage cupboards which opens onto the Hallway with staircase leading to the first floor and access to a further Reception Room/Bedroom 4 plus a Utility Room and Ground Floor W.C. which are accessed via a door from the Living area. To the first floor there is a luxurious Family Bathroom as well as 3 further Bedrooms. There are spacious gardens to front and side of the house, comprising mature lawns with shrub/flower borders and patio areas that creates the perfect place for family living as well as an enclosed low maintenance garden to the rear with artificial lawn and paved patio ideal for entertaining. A double width drive provides ample parking and leads to a garage accessed via a roller shutter door. This could be your "forever home", located within walking distance of local shops, the Metro station and excellent local schools. Concil Tax Band C

Ground Floor

Entrance Porch

Entry to this beautiful home is via a composite door which opens to reveal the Entrance Lobby and a further door with glazed side panels provides access to the main hallway. Bathed in natural light from 3 double glazed windows this room also has the benefit of tiling to the floor and built in cupboard providing storage space.

Hallway



Accessed via a door from entrance porch, the focal point of the hallway is the staircase with wood balustrades and newel posts, leading to the first floor. This is complimented by the plaster work coving to ceiling and tiling to the floor. A central heating radiator provides background heating and an under stairs cupboard offers storage space.

Family Room/Bedroom 4 11'4" x 17'10" (3.47 x 5.45)



This delightful reception room is currently being utilised as a 4th Bedroom and offers a dual aspect with a double glazed window to the front elevation and bi-fold doors to the side which open to reveal a paved patio area. The calming feeling of this room is enhanced by a feature fire surround with tiled hearth and inset log burner. Plaster work coving and laminate flooring complete the decor of this room perfectly. Heating is provided by a central heating radiator.

Family Room/Bedroom 4



Dining Room 9'10" x 11'11" (3.02 x 3.64)



This wonderfully positioned room is ideal for family living or

formal entertaining and features a double glazed window with views over the gardens to the front. There is plaster work coving to ceiling and laminate flooring plus a central heating radiator providing background heating. This room has dual access from the Hall and there are 2 steps leading down to the Living Room.

Dining Room



Living Room

11'7" x 17'9" (3.54 x 5.42)



A stunning room with double glazed window to the front and patio doors to the rear leading to the rear patio. Some of the main focal points of this room are built in display shelving and double glazed windows frames views of the low maintenance rear garden. The neutral colour scheme is complimented by laminate flooring and 2 central heating radiators provide background heating. A stable style door offers access to the Utility and Ground Floor W.C. and this room flows through to the Kitchen via 2 steps.

Living Room



Kitchen

13'2" x 7'9" (4.02 x 2.38)



The Kitchen offers a comprehensive range of high specification floor, wall and drawer cabinets with ceramic sink and contrasting marble work surfaces. Integrated appliances include high level double ovens, hob, extractor hood, dish washer and fridge freezer. A built in pantry cupboard provides storage space. Natural light is provided by a double glazed window and background lighting is provided by recessed lighting to the ceiling and display lighting. PVC panelling to the ceiling, splash back tiling to the walls and laminate flooring complete the stylish look of this room.

Kitchen



Utility
8'0" x 4'10" (2.44 x 1.49)



Accessed via a stable door from the Living Room, this room offers space for a washing machine and tumble dryer. Further doors allow access to the ground floor w.c. and garage. There is also a double glazed window and laminate flooring.

Ground Floor W.C.
4'5" x 4'5" (1.36 x 1.36)



Facilities of this room include a w.c. and wash hand basin set into a vanity unit also providing storage space. There is also PVC panelling to the ceiling, splash back tiling to the wall and contrasting tiling to the floor. Heating to this room is provided by a ladder style heated towel rail.

First Floor

Landing

3 built in cupboards provide storage space and access to the loft is also available via a retractable ladder. Doors lead from the landing providing access to all first floor rooms.

Bedroom 1 (Front)
12'9" x 11'8" (3.90 x 3.57)



A wonderfully positioned, spacious double bedroom having views over gardens to the front from the double glazed window. A central heating radiator provides background heating and this room also has the benefit of plaster work coving to the ceiling.

Bedroom 2 (Dual Aspect)
11'6" x 9'2" (3.53 x 2.80)



This splendid room has a dual aspect and is flooded in natural light from a double glazed windows framing views of the well maintained gardens to the front and side of the property. There is also coving to ceiling and heating is provided by a central heating radiator.

Family Bathroom
10'2" x 5'10" (3.12 x 1.79)



A luxurious bathroom with panelled bath offering the perfect place to relax, plus walk in shower enclosure, a w.c. with concealed cistern and wash hand basin are set into a vanity unit also providing storage space. A double glazed window provides natural lighting whilst recessed lighting allows for mood lighting. A ladder style heated towel rail and stylish splash back tiling to the walls with contrasting tiling to the floor completes the calming feel of this room.

Bedroom 3/Office
8'4" x 8'5" (2.55 x 2.57)



Currently being used as an office, the neutral decor of this room is enhanced by a double glazed window with central heating radiator below.

Exterior



Front Garden



Access to this beautiful home is via double gates which open to reveal access to a driveway providing off ample off street parking and leading to the garage. The property also boasts well presented mature walled gardens to the front and side with extensive lawns and borders filled with mature shrubs, trees and flowers, this the perfect place for family living. A low maintenance garden to the rear offers a paved patio, artificial lawn and raised decked area ideal for al fresco dining, entertaining or relaxing,

Side Garden



Rear Garden





Rear Garden



Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
England & Wales			
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			
		EU Directive 2002/91/EC	
England & Wales			

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