



LINDA LEARY

estate agents

1 Station Terrace, East Boldon, Tyne & Wear NE36 0LJ

Tel: 0191 519 2000 email: info@lindaleary.co.uk www.lindaleary.co.uk



3 Beckenham Close, East Boldon, Tyne and Wear NE36 0EJ

£275,000

We are delighted to offer to the market this freehold, 3 bedroom semi detached house located close to village shops, churches and parks plus within the catchment area for East Boldon Village Primary Schools and Whitburn Academy.

Just a short distance from both Tennis and Golf Clubs as well as East Boldon Metro station this property has the benefit of double glazing, central heating and beautiful well stocked gardens. The purchaser of this home will not be disappointed with the internal layout and dimensions of this property which briefly comprises; Entrance Porch, Hall with staircase leading to first floor, Living Room with feature fire surround, Dining Room offering views over the rear garden and Kitchen fitted with a comprehensive range of cabinets plus some integrated appliances. To the first floor there are 3 Bedrooms and a stylish Family Bathroom. This delightful home has a well stocked walled garden to the front with a block paved driveway providing off street parking and leading to a garage. There is also a good size garden to the rear offering a patio, lawn and mature shrubs. This property is expected to generate a lot of interest so early viewing is recommended. Council Tax Band C

Ground Floor

Entrance Porch

Access to this delightful home is via a UPVC door with glazed overhead and side panels. This room also has the benefit of tiling to the floor.

Hallway

The hallway gives access to all principal ground floor rooms. A staircase leads to the first floor and an understairs cupboard provides storage space. Heating to this room is provided by a central heating radiator.

Living Room

13'7" x 12'0" (4.15 x 3.66)



Situated at the front of the property, a double glazed window to the front elevation provides views over the well stocked garden. The main focal point of this delightful room is a traditional fire surround with inset living flame gas fire. There is also plaster work coving to ceiling, a central heating radiator. This room flows through to the Dining Room.

Dining Room

9'10" x 10'2" (3.01 x 3.10)



One of the main selling points of this superb home is this light and airy room, located at the rear of the property with double glazed window offering unrivalled views over the rear garden. This is the perfect place to sit and relax and has the benefit of a central heating radiator and plaster work coving to the ceiling.

Kitchen

9'7" x 10'5" (2.93 x 3.20)



Fitted with a range of base, wall and drawer cabinets with inset sink unit and contrasting work surfaces. Integrated appliances include an oven, grill, hob and extractor hood. There is also space for a washing machine. A double glazed window offers views over the rear garden and a door leads to the side. A built in cupboard provides storage space, coving to the ceiling and splash back tiling to the walls assists the amazing ambience in this room.

Kitchen



First Floor

Landing

The decor of this space is complimented by a double glazed window and carpeting to the floor. Doors provide access from the landing to all first floor rooms.

Bedroom 1 (Front)
12'0" x 12'0" (3.67 x 3.68)



Set to the front of the property this double bedroom offers fitted wardrobes providing hanging and storage space. Natural light is provided by a double glazed window and heating is provided by a central heating radiator. This room also has the benefit of coving to the ceiling.

Bedroom 2 (Rear)
3.44 x 3.23



This spacious double bedroom is bathed in natural light from a double glazed window to the rear elevation, also offering views over the well stocked rear garden. This room also has the benefit of coving to the ceiling and a central heating radiator. A built in cupboard provides storage space.

Family Bathroom
8'6" x 5'8" (2.60 x 1.73)



Facilities of this room include a panelled bath with shower over plus a wash hand basin and w.c. set into a vanity unit also providing storage space. Natural light is provided by a double glazed window and heating is provided by a ladder style heated towel rail. Neutral splash back tiling to the walls with decorative border and contrasting laminate flooring completes the calming feel of this room.

Bedroom 3 (Front)
7'9" x 8'0" (2.37 x 2.45)



A double glazed window offers views over the access to the front of the property. Background heating is provided by a central heating radiator.

Exterior



Access to this delightful home is via a block paved driveway which provides off street parking and leads to a garage. A walled garden also lies to the front with mature trees and shrubs. A beautifully presented enclosed, garden to the rear provides a lawn, mature planting and patio area ideal for entertaining. The surrounding fence provides screening making this a very private and secure area for playing children or al-fresco dining. There is also a Summer House.

Garden



Summer House





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			
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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate using a Sonic tape and should not be relied upon for complete accuracy. If you require exact measurements, please ask one of our negotiators to arrange an appointment to view the property, when your own measurements may be taken. It should not be assumed that the property has all necessary planning, building regulation or other consents. The Agent has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.