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2 Follonsby Terrace, West Boldon, NE36 0BZ

£325,000

We are delighted to offer to the market this Freehold, 3 Bedroom 1890s period mid terrace house situated on the out skirts of West Boldon, accessed via a road off the A184 and Whitemare Pool roundabout. The property has been renovated to a very high standard and the purchaser will not be disappointed with the internal layout and dimensions of this stunning property. With its convenient location for major trunk roads, giving access both North and South and close proximity to local Cinema and Supermarkets as well as smart 'gastro pubs' this property will appeal to growing families.

The property which has a contemporary decor mixed with some traditional features to include fabulous tall ceilings briefly comprises, Entrance Hall with staircase leading to the first floor, 16ft Formal Dining Room which is open to the 16ft Living Room offering double doors to the rear Court Yard and amazing exposed brick chimney breast with inset log burning stove, finally to the ground floor is a stylish 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, there is also access to the 22ft loft storage space via a staircase from the Master Bedroom. This delightful home also features a walled garden to the front with lawn, low maintenance court yard to the rear with raised decked area there is a further very private and secure garden offering a lawned area, raised beds and raised decked patio providing access to a Summer House/Bar. Finally to the rear is off street parking which leads to a larger than average garage. This property is expected to generate a lot of interest so early viewing is recommended. Council Tax Band B

Ground Floor

Entrance Hall



Entrance to this delightful home is via a composite door which opens to reveal the entrance hall with staircase leading to the first floor. This room also has the benefit of a central heating radiator and tiling to the floor.

Dining Room

13'5" x 16'9" (4.11 x 5.12)



Upon entering this room you will be impressed by the versatility of living space having a sociable open plan design, this formal dining space is bathed in light from a double glazed window to

the front elevation. Features of this room include an exposed brick fire place and background heating is provided by a central heating radiator. Stylish laminate flooring flows from this room into the Living Room.

Dining Room



Living Room

16'9" x 16'11" (5.13 x 5.17)



Situated at the rear of the property, this room is bathed in natural light from patio doors which open to reveal the rear Court Yard. The main focal point of this delightful room is an exposed brick Inglenook style chimney breast with inset log burning stove. This room also has the benefit of a built in understairs cupboard providing storage space and laminate flooring. A central heating radiator provides background heating.

Living Room



Kitchen

6'7" x 14'0" (2.03 x 4.28)



The heart of this delightful home is fitted with a comprehensive range of floor, wall and drawer cabinets with 1.5 bowl ceramic sink unit and contrasting work surfaces. Integrated appliances include an oven, hob, stainless steel extractor hood and dish washer there is also space for a fridge freezer and washing machine. Natural light is provided by two double glazed windows and two Velux roof lights. The neutral colour scheme is complimented by splash back tiling to the walls with contrasting laminate flooring. This room also has the benefit of a central heating radiator.

Kitchen



First Floor

Landing

Bedroom 1 (Front)

13'6" x 10'10" (4.14 x 3.32)



This spacious double bedroom located at the front of the property offers a double glazed window with central heating radiator below. The calming feel of this room is enhanced by stylish laminate flooring. A door provides access to a staircase leading to the loft space.

Bedroom 1 (Front)



Family Bathroom
9'4" x 5'6" (2.87 x 1.70)



Facilities of this luxurious room include a panelled bath, pedestal wash hand basin, a close coupled w.c. and a walk in shower enclosure. The attractive tiled decor of this room is complimented by contrasting flooring. A light tunnel offers natural lighting whilst recessed lighting to the ceiling offers mood lighting, a ladder style heated towel rail finishes the calming feel of this room.

Bedroom 2 (Rear)
9'1" x 16'10" (2.79 x 5.14)



This very elegant, double bedroom is located at the rear of the

property and offers views over paddocks and fields beyond from a double glazed window. Heating to this room is from a central heating radiator and this room also has the benefit of laminate flooring.

Bedroom 2 (Rear)



Views



Bedroom 3 (Rear)



Features of this room include a double glazed window to the rear elevation having views over paddocks and fields beyond. This room also has the benefit of a central heating radiator and laminate flooring.

Loft Space
14'11" x 22'3" (4.57 x 6.79)



Accessed via Bedroom 1, this room also offers light, power and a Velux roof light.

Loft Space



Loft Space



Exterior



A small lawned garden to the front of the property is surrounded by a boundary wall and accessed via a wrought iron gate. An enclosed, low maintenance Court yard to the rear of this beautiful home with raised decked patio is ideal for entertaining or to catch the summer sun. A gate leads from the Court Yard to the rear lane which provides access to off street parking for 2 cars and to a detached larger than average garage. There is also a further enclosed garden providing a safe and secure environment for family living, offering a lawned area and raised decked patio ideal for al fresco dining. A Summer House/Bar accommodates an impressive home bar, which has the feel of a village pub and offers a wooden bar, there is also power.

Court Yard



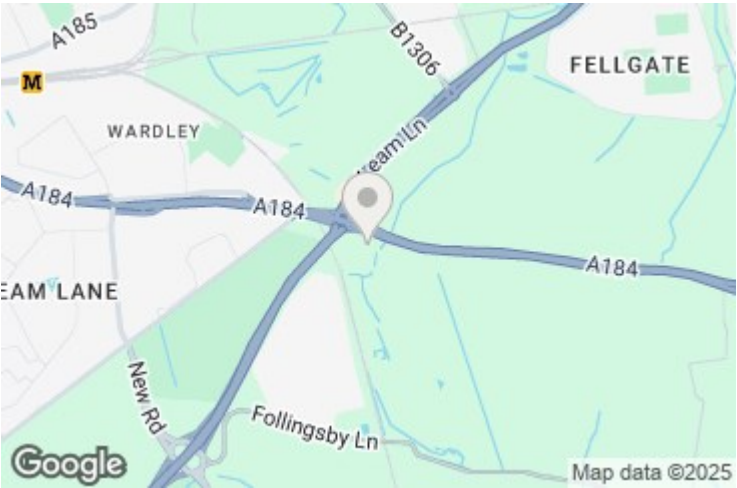
Garden



Garden



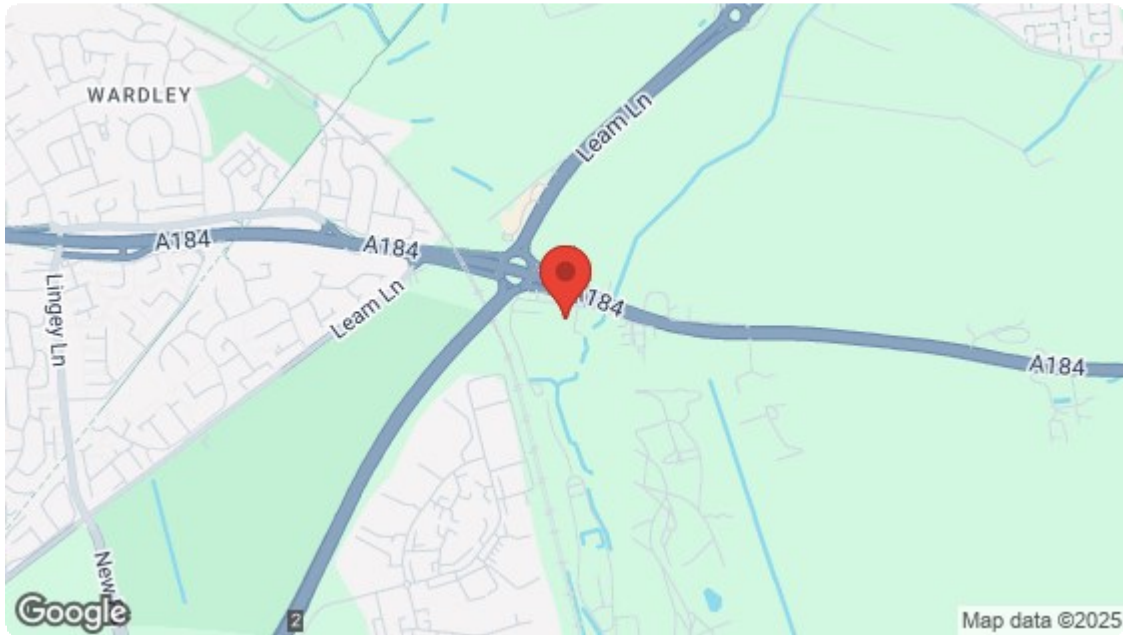
Summer House/Bar



Summer House/Pub



Summer House/Pub



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	42	
(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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