



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



15 Donside Close, Boldon Colliery, Tyne and Wear NE35 9BS

£220,000

Offered with no upward chain, this delightful, 3 bedroom, freehold, semi detached house is situated on one of the desirable estates in Boldon. A spacious home benefiting from its excellent proximity to local schools, shops, cinema, and restaurants also being close to the A19 trunk road making it ideal for commuters. Early viewing of this property is essential. The hallway welcomes you into this delightful house and opens to reveal excellent use of space providing spacious accommodation set over 2 floors which briefly comprises; Ground Floor W.C., fitted Kitchen with floor and wall cabinets plus some integrated appliances, Living Room with patio doors leading to the Conservatory, a further door leads from the Conservatory to reveal the rear garden. To the first floor there is a Family Bathroom plus 3 Bedrooms, the master having the benefit of a dual aspect and En-suite facilities. The property also benefits from double glazing, central heating a driveway providing off street parking which leads to an integral garage, there is also an enclosed garden to the rear perfect for family living. Council Tax Band C

Ground Floor

Hallway

Entrance to the property is via a door to the front which opens to reveal the hall. Doors lead from this room providing access to all principle ground floor rooms. A staircase leads to upper floor. Heating to this room is provided by a central heating radiator.

Ground Floor W.C.

3'2" x 6'8" (0.97 x 2.05)

Facilities of this room include a white wash hand basin and low level w.c. Background heating is provided by a central heating radiator.

Kitchen

7'3" x 10'0" (2.23 x 3.06)



Fitted with a range of floor, wall and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob and extractor hood. There is also space for a washing machine, tumble dryer and a fridge freezer. A double glazed window offers views over the garden to the front. A central heating radiator, splash back tiling to the walls and contrasting flooring complete the look of this room.

Kitchen



Living Room

14'5" x 14'8" (4.41 x 4.48)



Bathed in natural light from a double glazed window and double doors which open to reveal the Conservatory. This room also has a beautiful, colour scheme, complimented by carpet to the floor and two central heating radiators provide back ground heating. One of the main focal points of this spacious room is a fire surround with inset electric fire. A built in under stairs cupboard provides storage space.

Living Room



Conservatory

7'6" x 9'5" (2.31 x 2.89)



Leading from the Living Room this room is the perfect place to sit and relax. Flooded in natural light from double glazed

windows which also offer views over the rear gardens, a door provides access to the rear. Tiling to the floor compliments the look of this room perfectly.

Conservatory



First Floor

Landing

Master Bedroom (Dual Aspect) 8'7" x 16'2" (2.62 x 4.93)



This double bedroom has a dual aspect with double glazed windows to the front and rear elevations with central heating radiators below. A door provides access to the En-suite.

Master Bedroom (Dual Aspect)



En-suite 6'0" x 6'10" (1.83 x 2.09)



Fitted with a shower enclosure, pedestal wash hand basin and close coupled w.c.. There is also a double glazed window, splash back tiling to walls and contrasting flooring. heating to this room is provided by a central heating radiator.

En-suite



Bedroom 2 (Front)

7'8" x 12'0" (2.35 x 3.68)



This double bedroom has a double glazed window to the front elevation with a central heating radiator below.

Family Bathroom

6'6" x 6'9" (2.00 x 2.06)



Fitted with a white 3 piece suite comprising; pedestal wash hand basin, close coupled w.c. and panelled bath. The neutral colour scheme provides a calming feel which is compliment by splash back tiling to the walls and contrasting flooring. Background heating is provided by a central heating radiator.

Bedroom 3 (Rear)

8'2" x 7'10" (2.51 x 2.40)



Located at the rear of the property a double glazed window provides views over the rear garden. Background heating is provided by a central heating radiator.

Exterior



This delightful home is accessed via a pathway to the front

through a low maintenance gravelled garden. A block paved driveway offers off street parking and leads to the garage. An enclosed garden to the rear of this spacious home provides a safe and secure environment for family living. The raised decking patio and lawn are ideal for al fresco breakfasting or perfect to relax and enjoy the sun.

Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	73	
(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.