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4 East View, West Boldon, Tyne and Wear NE36 0QN

£265,000

Located in the heart of West Boldon this immaculately presented freehold, 2 bedroom end terrace home, is ideally located for the A19 trunk road and the main Newcastle to Sunderland road. There are many local amenities within walking distance which include schools, gastro pubs, church and village shops. Benefitting from double glazing, central heating and off street parking this delightful home offers ready to move into accommodation which briefly comprises; Entrance Hall with staircase leading to the first floor, Living Room with inglenook style fire place, Conservatory overlooking garden. Kitchen/Diner fitted with a range of cabinets and some integrated appliances, Utility, Cloaks W.C., 2 Bedrooms and a stylish Bathroom. Externally there is an enclosed cottage style gardens. This beautiful home must be viewed to fully appreciate the spacious living accommodation on offer. Council Tax Band A

Ground Floor

Entrance Hall

Entrance to the gorgeous home is via a UPVC door which leads to the hallway, a stair case provides access to the first floor.

Living Room

14'10" x 10'10" (4.53 x 3.31)



Situated at the rear of the property, this spacious room is bathed in natural light from a double glazed window to the front elevation and patio doors which open to reveal the Conservatory. The main focal point of this delightful room is an exposed brick Inglenook style chimney breast with inset log burning stove. There is also display shelving to the alcove, plaster work coving to ceiling and stripped wood flooring. A central heating radiator provides background heating.

Living Room



Chimney Breast



Conservatory

7'8" x 8'10" (2.34 x 2.70)



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 opens onto the lawn. Tiling to the floor compliments the look of this room perfectly.

Kitchen/Diner

14'10" x 12'0" (4.53 x 3.68)



The heart of this delightful home is fitted with a comprehensive range of floor, wall and drawer cabinets with ceramic sink unit and contrasting work surfaces. Integrated appliances include a fridge and freezer, there is also space for a freestanding cooker.

Natural light is provided by double glazed windows to three elevations and background lighting is provided by lighting beneath the cabinets. The neutral colour scheme is complimented by panelling to the walls to dado height. splash back tiling to the walls with contrasting laminate flooring. This room also has the benefit of a central heating radiator.

Kitchen/Diner



Utility



Leading from the Kitchen/Diner this room offers space for a washing machine and tumble dryer. Bathed in natural light from a double glazed window, doors lead from this room providing access to the Cloaks W.C. and side of the property.

Cloaks W.C.



Facilities of this room include a white wash hand basin and low level w.c. Background heating is provided by a central heating radiator, there is also splash back tiling to the wall and contrasting tiling to the floor.

First Floor

Landing

Doors lead from the landing providing access to all first floor rooms.

Master Bedroom
14'10" x 13'3" (4.53 x 4.04)



Natural lights floods into this spacious double bedroom located at the rear of the property from double glazed windows to two elevations. Background heating is provided by a central heating radiator, there is also plaster work coving to the ceiling which is complimented by stripped wood flooring.

Master Bedroom



Family Bathroom



Offering the perfect place to relax and unwind, this stylish room has the benefit of a panelled bath with shower over, wash hand basin and close coupled w.c. set into vanity unit also providing cupboard space. A central heating radiator and stylish splash back tiling to the walls complete the calming feel of this room.

Bedroom 2
9'3" x 12'1" (2.84 x 3.70)

Features of this fabulous, double room include a double glazed window to the front elevation, plaster work coving to the ceiling and a central heating radiator. A built in wardrobe provides hanging and storage space.

Exterior



Enclosed low maintenance, cottage gardens to front and side of this delightful home offer mature planting and gravelled patio areas ideal for entertaining or to catch the summer sun. There is also a garden to the rear with lawn, mature planting and gravelled patio providing a secure environment for playing children or to sit and relax. A driveway to the front provides off street parking.

Rear Garden



Garden



Garden



Off Street Parking





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	

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