



**LINDA LEARY**

estate agents

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

Tel: 0191 519 2000 email: [info@lindaleary.co.uk](mailto:info@lindaleary.co.uk) [www.lindaleary.co.uk](http://www.lindaleary.co.uk)



**4 Station Road, East Boldon, Tyne & Wear NE36 0LD**

**£320,000**

We are delighted to offer to the market this delightful 3 bedroom, freehold semi detached home. The property oozes charm and character to include traditional style fire place, plaster work coving to ceiling and refitted Kitchen and Family Bathroom, this could be your 'forever home'. Located in the heart of East Boldon within walking distance of local schools, shops, pubs, restaurants and Metro station. This spacious home has undergone a refurbishment scheme, offering ready to move into accommodation which briefly comprises; Entrance Porch, Hallway with staircase leading to the first floor, Living Room with feature walk in bay window, stunning Kitchen fitted with a range of cabinets and integrated appliances to include a central island and open to the Dining Room, access to the Utility is also from the Kitchen. To the first floor there are three Bedrooms plus a luxurious Family Bathroom fitted with a stylish 3 piece suite and finally a separate W.C.. The property also benefits from a south facing garden to the front and enclosed garden to the rear ideal for al fresco entertaining or family living. This property must be viewed to appreciate the high specification fixtures and fittings and size of living accommodation on offer. Council Tax Band C

## Ground Floor

### Entrance Porch

Entrance to this impressive home is via a composite door. The entrance porch has the benefit of coving to the ceiling, double glazed windows to 3 elevations and tiling to the floor. A further door opens to reveal the Hallway.

### Hallway

Leading from the Entrance Porch, the Hallway offers Karndean flooring and a staircase leads to the first floor.

### Living Room

12'5" x 17'8" (3.80 x 5.40)



This elegant room has a superb walk in bay window to the front overlooking the approach to the house and double doors lead into the Kitchen and Dining Room. Further features of this delightful room include plaster work coving to the ceiling, vertical central heating radiator and Karndean flooring. A traditional style fire surround with marble inset and hearth plus inset log burner assist the calming feel of this space.

### Living Room



## Kitchen

15'6" x 12'8" (4.73 x 3.88)



One of the main selling points of this delightful home is a stylish Kitchen featuring a comprehensive top of the range selection of floor and drawer cabinets with contrasting marble work surfaces. Integrated appliances include a range cooker, American style fridge freezer and dish washer. A central island with marble work surface offers an inset Belfast sink and breakfast bar. Some of many features of this room include recessed lighting to the ceiling, coving to the ceiling, splash back tiling to the walls and contrasting laminate flooring. A door also provides access to the Utility.

## Kitchen



## Kitchen



**Dining Room**  
13'6" x 11'0" (4.12 x 3.36)



Open from the Kitchen, the heart of this luxurious home showcases a very comfortable room currently being used as a dining room which is flooded in natural light from bi-folding doors which offer unrivalled views over the rear garden. The design of this room takes full advantage of the varying ceiling height with 4 Velux windows and offers the perfect place to entertain or to sit and relax. This stunning room also has the benefit of laminate flooring.

**Dining Room**



**Utility**  
6'10" x 4'1" (2.10 x 1.25 )

Accessed via a door from the Kitchen, there is plumbing for an automatic washing machine.

**First Floor**

**Landing**

Doors lead from the spacious landing providing access to all first floor rooms and a double glazed window offers natural light.

**Separate W.C.**  
2'9" x 6'4" (0.84 x 1.94)



**Bedroom 1 (Front)**  
15'6" x 10'3" max (4.72m x 3.12m max)



This beautiful room has a splendid walk in double glazed bay window with views over the garden to the front. Fitted wardrobes provide hanging and storage space. The neutral decor of this room is enhanced by coving to the ceiling and a central heating radiator.

**Bedroom1 (Front)**



### Family Bathroom

7'6" x 9'6" (2.31 x 2.90)



This beautiful room has the benefit of a wash hand basin set into a vanity unit also providing storage space, shower enclosure and superb free standing bath with central taps and shower attachment. Recessed lighting to the ceiling provides mood lighting, there is also splash back tiling the walls, central heating radiator and contrasting tiling to the floor complete the calming feel of this luxurious room.

### Family Bathroom



### Bedroom 2 (Rear)

7'8" x 10'5" (2.35 x 3.19)



Set to the rear of the property this bedroom features a double glazed window and central heating radiator. The decor of this room is complimented by coving to the ceiling and a fitted carpet.

### Bedroom 3 (Rear)

7'7" x 10'5" (2.33 x 3.18)



Again located at the rear of the property this bedroom features a double glazed window with views over the rear garden. This room also has the benefit of plaster coving to the ceiling and a central heating radiator provides background heating.

### Exterior



Entrance to this impressive property is via a pathway through a

walled south facing garden to the front with lawn and mature trees and shrubs. The rear of the property has an amazing garden with rolling lawn and superb paved patio and pathway with inset lighting ideal for al fresco dining. The mature shrubs provide screening making this a very private and secure area and a safe haven for children. This peaceful and tranquil setting also features a gravelled area providing off street parking and an up an over door providing access to the rear lane.

## Garden



## Garden





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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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