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60 Langholm Road, East Boldon, Tyne and Wear NE36 0EF

£390,000

We are delighted to offer to the market this immaculately presented, period family home with a well maintained garden. The property has 3 Bedrooms, 2 Reception Rooms and a fabulous fitted Kitchen/Diner. Full of character and period features, this could be your 'forever home'. Located in the heart of East Boldon which is an idyllic residential area having a selection of shops, cafes, pubs, churches and parks on your doorstep as well as within easy access of public transport links. This stunning home is also within the catchment area for excellent local primary schools and Whitburn Academy.

The accommodation briefly comprises: Entrance Lobby, Hallway with staircase leading to the first floor, Living Room with feature bay window, Dining Room with log burner, and spacious Kitchen/Diner with double doors leading to rear decked yard ideal for outdoor entertaining. To the first floor there are 3 Bedrooms plus a luxurious Family Bathroom fitted with a 4 piece suite, a further staircase leads to the loft space with the benefit of Velux roof lights. The property oozes charm and has a host of period features to include walk in bay windows, plaster work coving to ceilings, high skirtings and grand ceilings. The gardens have been well maintained by the present owners, with mature trees making this site very private and secure. There is off-street parking provided by a garage located at the rear. Viewing recommended to appreciate the size and quality of this elegant property. Council Tax Band C

Ground Floor

Entrance Lobby

Entrance to this superb home is via a marbled porch with composite door and arched glazed panel over. A further door with feature leaded and stained glass panel over, opens to reveal the Reception Hall.

Hallway



Accessed from the entrance porch to the Reception Hall has a quality balustrade staircase with decorative newel posts leading to the first floor. This grand and spacious room also offers traditional plaster work coving to ceiling, high skirtings and traditional dado rail to the walls. A central heating radiator provides background heating and carpet to the floor compliments this room perfectly.

Hallway



Ground Floor W.C.

Facilities of this room include a wash hand basin and w.c. with fully tiled walls and floor.

Living Room

13'6" x 14'7" (4.13 x 4.46)



This elegant room has an impressive walk-in bay window to the front elevation with views over the gardens and approach to the house plus a traditional cast iron feature radiator below. The plaster work coving to ceiling picture rail and high skirtings compliment the focal point of this room, a feature chimney breast with limestone mantle surround and inset gas fire. Karndean flooring with under floor heating assists the calming feel of this space.

Living Room



Kitchen/Diner

11'6" x 25'11" (max) (3.51 x 7.92 (max))



Living Room



The heart of this luxurious home showcases a stylish Kitchen/Diner having a distinctly contemporary feel featuring a comprehensive top of the range selection of floor, wall and drawer cabinets with contrasting granite work surfaces and inset 1.5 stainless steel sink unit. Integrated appliances include a 5 ring hob, fridge, freezer, high level double ovens and modern extractor unit. Natural light floods into this room from the double doors to the dining area, 5 Velux roof lights and double glazed window to the side elevation whilst mood lighting is provided by recessed ceiling lights. Some of the many features of this room include quality Karndean flooring with under floor heating and a column central heating radiator.

Kitchen



Dining Room

11'6" x 14'7" (3.53 x 4.46)



The spacious Dining Room is wonderfully positioned at the rear of the property and is currently being used as a Lounge. The focal point of this cosy room is the exposed brick chimney breast with inset log burner. The fabulous walk in bay window, tall ceilings, plaster work coving, high skirting and wood flooring make this room ideal for entertaining or family living. A traditional cast iron feature radiator provides back ground heating.

Kitchen



Landing



Dining Area



Dining Area



The fabulous staircase with quality balustrade and decorative newel posts rising from the reception hall to the upper floors can be fully appreciated from this level. Doors lead from the landing providing access to all first floor rooms and a further staircase allows access to the loft space.

Family Bathroom

8'7" x 10'5" max (2.64 x 3.18 max)



First Floor

This beautiful room has the benefit of a stylish wall mounted wash hand basin, w.c., free standing bath and walk in shower showing a wall mounted and large rainfall shower. A double glazed window, recessed lighting to the ceiling as well as

contrasting tiling to walls complete the calming feel of this luxurious room. Heating to this room is via two ladder style heated towel rails.

Family Bathroom



Bedroom 1 (Front) 9'1" x 14'9" (2.79 x 4.51)



A fabulous double room featuring double glazed windows with central heating radiator below. The decor of this room is complemented by the carpeting to the floor, plaster work coving to the ceiling and mood lighting. Built in wardrobes provide an array of hanging and storage space, quality fittings and internal lighting.

Bedroom 1 (Front)



Bedroom 2 (Rear) 11'7" x 14'10" (3.54 x 4.53)



Offering an ideal place to relax, the focal point of this delightful room is the double glazed windows offering views over the rear court yard garden. This room also has plaster work coving to the ceiling and back ground heating is provided by a central heating radiator.

Bedroom 3 (Front) 5'11" x 11'5" (1.82 x 3.49)



Again set to the front of the property, this room is currently being used as a study/office. Natural light flows through a double glazed window and heating is provided by a central heating radiator. A traditional dado rail to the walls completes the room beautifully.

Second Floor



Landing

Access to the fully boarded loft space with 2 Velux windows, lights, power supply and central heating radiators.

Loft Storage Space

7'6" x 19'6" (2.29 x 5.96)



Loft Storage Space

8'7" x 9'3" (2.64 x 2.84)

Exterior



Access to this superb home is via a wooden gate which leads down a stone pathway with feature wood sleeper edging. The garden is bordered by mature trees, there is also a lawned area and paved patio ideal for entertaining, to catch the summer sun or providing a secure environment for playing children. To the rear of this delightful home lies a decked low maintenance court yard, complete with feature lighting which can be accessed via double doors from the Kitchen/Diner. A further door provides access to the garage and a gate offers access to the rear lane. There is also a cold water tap and log store.

Court Yard Garden



Garden to Front





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		
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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