



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



26 Ravensbourne Avenue, East Boldon, Tyne & Wear NE36 0EG

£295,000

We are delighted to offer to the market this 2 bedroom, freehold semi detached bungalow laid out solely on the ground floor. The property offers stylish ready to move into accommodation with a neutral colour scheme and is likely to be popular with a variety of purchasers. Situated in the heart of East Boldon within easy access for a range of amenities to include village shops, churches, schools and Metro station. This superb home briefly comprises; Entrance Hall, 2 double Bedrooms both with fitted wardrobes, Living Room with feature fire place and sliding doors leading to the Conservatory, a stylish Bathroom fitted with a 4 piece suite, an amazing Kitchen fitted with a range of cabinets plus some integrated appliances and finally a Utility Room. The property also has the benefit of well stocked beautiful garden to the front, with block paved driveway providing off street parking and leading to a garage and a good size secure enclosed garden with southerly outlook to the rear. This property must be viewed to appreciate the quality and size of accommodation on offer. Council Tax Band C

Ground Floor

Entrance Hall

Accessed via a UPVC double glazed door this hall offers internal doors providing access to principal ground floor rooms. There is also a central heating radiator and laminate flooring. Access to the loft via a retractable ladder which is partially boarded with light.

Bedroom 1 (Front)

11'10" x 13'10" (3.63 x 4.22)



This spacious double bedroom features a double glazed window to the front elevation with views over the garden. The neutral decor of this room is complemented by a range of fitted wardrobes providing hanging and storage space. Background heating is provided by a central heating radiator and there is also carpet to the floor.

Bedroom 2 (Front)

10'11" x 11'10" (3.35 x 3.63)

This double room has the advantage of fitted wardrobes providing hanging and storage space. A double glazed window to the front elevation provides natural light. Heating is provided by a central heating radiator.

Living Room

11'2" x 10'10" (3.41 x 3.32)



Situated at the rear of the property, this room offers double glazed sliding doors which open to reveal access to the Conservatory. The main focal point of this room is a feature fire surround with inset electric fire, the decor of this room is complimented by carpet to the floor.

Living Room



Conservatory

10'10" x 9'5" (3.32 x 2.88)



The design of this room takes full advantage of the ceiling height and double glazed windows allow the flood of natural light. A superb room with door leading to the garden patio. This room offers the perfect place to sit and relax.

Family Bathroom

6'2" x 10'11" (1.89 x 3.33)



Fitted with a 4 piece suite, the family bathroom comprises a panelled bath, corner shower enclosure, pedestal wash hand basin and w.c. A double glazed window provides this room with natural lighting and PVC panelling with recessed lighting to the ceiling offers mood lighting. This room also has the benefit of a

heated towel rail and extractor fan. Tiling to the walls and contrasting tiling to the floor finish the calming feel of this room

Family Bathroom



Kitchen/Diner



Utility

11'6" x 7'4" (3.52 x 2.26)



Kitchen/Diner

8'10" x 14'1" (2.71 x 4.31)



The heart of this delightful home is fitted with a stylish range of floor, wall and drawer cabinets with inset sink unit plus contrasting work surfaces. Integrated appliances include an oven, microwave, fridge freezer, wine cooler, dish washer and hob with extractor hood over. Some of the many features of this room include PVC panelling to the ceiling with recessed lighting, splash back tiling to the walls and contrasting wood flooring. A UPVC double glazed window offers views over the rear garden and a door provides access to the Utility.

Accessed via a door from the Kitchen, this room has the benefit of a further door leading to the rear garden. Facilities of this room include floor cabinets with contrasting work surface, a washing machine and tumble dryer. There is also a double glazed window, recently installed central heating boiler (less than 12 months old), laminate flooring and door leading to the garage.

Exterior



Access to this delightful home is via a paved pathway with block paved driveway which provides off street parking and leads to a single garage. There is also a walled garden with

mature planting. A secure enclosed garden to the rear with paved patio ideal for al fresco dining or entertaining, lawn and mature planting provides a safe and secure environment for family living. There is also a Green House.

Garden



Garage

12'1" x 18'6" (3.70 x 5.64)

Accessed via a roller shutter up and over door plus door from the Utility. There is a freezer. light and power.





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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