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14 Langholm Road, East Boldon, Tyne and Wear NE36 0ED

£300,000

We are pleased to offer to the market this extended, spacious freehold 3 bedroom semi detached house. Situated on this sought after road in the heart of East Boldon and within a short walk of schools, Metro Station and shops.

This home is sure to appeal to a variety of purchasers having the benefit of double glazing, central heating, gardens and garage. This versatile home comprises: Entrance Porch, Hallway, Living Room with sliding double doors offering access to the Dining Room which provides views over the rear garden, extended Kitchen fitted with a range of cabinets and bi-fold doors which reveal a ground floor w.c. To the first floor there is a spacious landing with doors providing access to 3 Bedrooms and a Family Bathroom. This delightful home has a well stocked walled garden to the front with driveway to the side leading to a car port and a detached garage. There is also a garden to the rear offering a paved patio area, lawn and mature shrubs. This property is expected to generate a lot of interest so early viewing is recommended. Council Tax Band C

Ground Floor

Entrance Porch

Entry to this delightful home is via a door to the front which opens to reveal the entrance porch. There is also a double glazed window to the front elevation and tiling to the floor. A further door opens to reveal the Hallway.

Hallway

The hallway gives access to all principal ground floor rooms. A staircase with decorative newel posts and spindles leads to the first floor. Heating to this room is provided by a central heating radiator.

Living Room

13'5" x 16'2" (4.11 x 4.94)



Situated at the front of the property, a double glazed window to the front elevation provides views over the well stocked garden. The main focal point of this delightful room is a feature fire surround with tiled inset and gas fire. There is also plaster work coving to ceiling, a central heating radiator and laminate flooring. Sliding doors open to reveal the Dining Room.

Living Room



Dining Room

9'10" x 18'1" (3.02 x 5.53)



Bathed in natural light, the extended dining room is located at the rear of the property offering a double glazed window with unrivalled views over the rear garden. This is the perfect place to entertain or to sit and relax also having the benefit of coving to the ceiling and a central heating radiator.

Kitchen/Breakfast Room

9'1" x 20'6" (2.77 x 6.25)

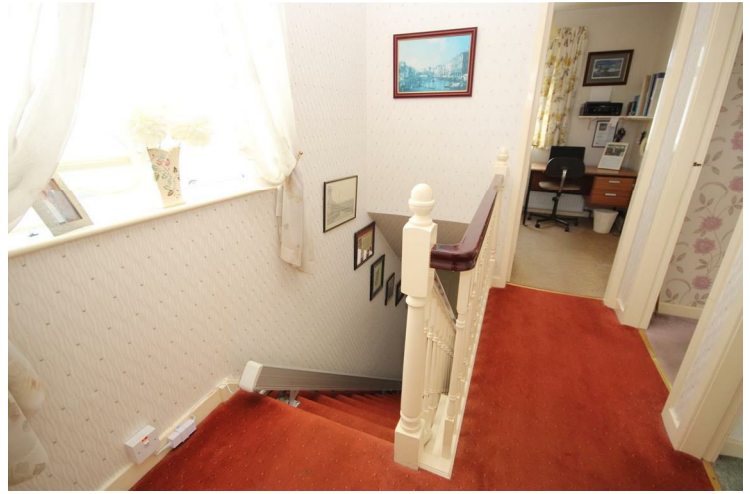


One of the main selling points of this superb home is the extended Kitchen/Breakfast Room fitted with a range of base, wall and drawer cabinets with inset 2 bowl stainless steel sink unit and contrasting work surfaces. Integrated appliances include a hob and double oven, there is also a washing machine, dish washer and fridge freezer. Double glazed windows to the side and rear elevations offer natural light and a door opens to reveal the rear garden. A breakfast bar, splash back tiling to the walls and contrasting tiling to the floor assists the amazing ambience in this room.

Kitchen/Breakfast Room



Landing



Kitchen/Breakfast Room



The decor of this space is complimented by a double glazed window and carpeting to the floor. Doors provide access from the landing to all first floor rooms. There is also access to the loft via a retractable ladder, the vendors have advised that the loft is boarded and has a light.

Family Bathroom 8'4" x 5'6" (2.56 x 1.68)



Ground Floor W.C. 2'7" x 6'5" (0.80 x 1.96)



An elegant bathroom offering a double shower enclosure, wash hand basin set into a vanity unit also providing storage space and close coupled w.c. A double glazed window provides natural lighting and a central heating radiator provides background heating. Splash back tiling to the walls and contrasting laminate flooring complete the calming feel of this room.

Facilities of this room include a wash hand basin, double glazed window to the side elevation, splash back tiling to the walls and tiling to the floor. A door opens to reveal the low level w.c.

First Floor

Bedroom1 (Front)
11'10" x 12'2" (3.63 x 3.71)



This spacious double bedroom is bathed in natural light from a double glazed window to the front elevation. Fitted wardrobes provide ample hanging and storage space, background heating is provided by a central heating radiator.

Bedroom 2 (Rear)
11'3" x 10'7" (3.43 x 3.24)



Set to the rear of the property this double bedroom offers 2 built in cupboards providing storage space. A double glazed window offers views over the well stocked rear gardens and heating is provided by a central heating radiator.

Bedroom 3 (Front)
7'9" x 8'3" (2.37 x 2.54)



A double glazed window offers views over the access to the front of the property and background heating is provided by a central heating radiator. A bulk head cupboard provides storage space.

Exterior



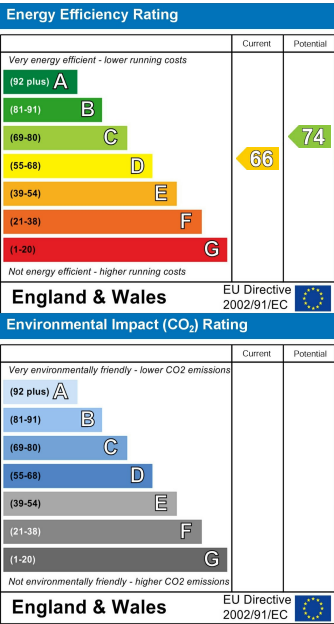
Access to this delightful home is via a driveway to the side which provides off street parking and leads to a car port and detached garage. A walled garden also lies to the front with a lawn, mature trees and shrubs. A beautifully presented enclosed, garden to the rear provides a lawn, mature planting and patio area ideal for entertaining. The surrounding fence provides screening making this a very private and secure area for playing children or al-fresco dining.

Garden (Rear)



Garden (Front)





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