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£189,950

We are delighted to offer to the market this freehold, 3 bedroom semi-detached house, situated on a corner plot, at the head of a cul de sac in a very popular area of Boldon. The property has spacious, ready to move into living accommodation and is perfectly positioned for access to local schools, supermarket, entertainment complex, family restaurants and links to the A19 and A1(M). This delightful home offers stylish ready to move into accommodation and has the benefit of double glazing, central heating, low maintenance block paved garden to front providing off street parking as well as a large South West facing garden to the rear. An ideal home for a variety of buyers, the property briefly comprises; Hallway with staircase leading to the first floor, 17' 10" Living Room with bow window to the front and sliding patio doors offering access to the rear garden, fitted Kitchen/Breakfast Room with some integrated appliances. To the first floor there is a stylish Family Bathroom with white 3 piece suite and 3 good size Bedrooms. Viewing of this superb home is essential to appreciate the spacious living accommodation this property has to offer.

Council Tax Band B

Ground Floor

Hallway



Entrance to the property is via a composite door to the front with glazed side panels which opens to reveal the hallway. Doors lead from this room providing access to all principle ground floor rooms. A staircase leads to upper floor. Heating to this room is provided by a central heating radiator and this room also has the benefit of laminate flooring.

Living Room

11'11" x 17'10" (3.64 x 5.46)



Offering a dual aspect, this spacious room is bathed in natural light from a double glazed bow window to the front elevation and patio doors to the rear which open to reveal paved patio and garden beyond. The main focal point of this delightful room is a chimney breast with inset electric fire and marble hearth. The neutral decor of this room is enhanced by coving to the ceiling and dado rail. A central heating radiator provides background heating.

Living Room



Kitchen/Breakfast Room

11'8" x 12'1" (3.57 x 3.69)



Fitted with a range of floor, wall and drawer cabinets with inset 1.5 bowl stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob and extractor hood. There is also space for a washing machine, fridge and freezer. A double glazed window offers views over the garden to the rear and a UPVC door provides access to the side. A built in under stairs cupboard provides further storage space. Coving to the ceiling, central heating radiator, splash back tiling to the walls and contrasting laminate flooring complete the look of this room.

Kitchen/Breakfast Room



First Floor

Landing

Flooded in natural light from a window, doors lead from this room giving access to all first floor rooms.

Master Bedroom (Front)

12'2" x 10'4" (3.72 x 3.17)



A spacious room featuring a double glazed window with views over the garden to the front. The neutral decor of this room is complemented by the coving to the ceiling and laminate flooring. A built in cupboard offers storage space and heating to this room is from a central heating radiator.

Bedroom 2 (Front)

11'8" x 10'1" (3.57 x 3.09)



This double bedroom has a double glazed window to the front elevation with a central heating radiator below. There is also a built in cupboard which provides storage space.

Family Bathroom

5'6" x 7'6" (1.69 x 2.30)



Offering the ideal place to relax, this stylish room has recently been refitted offering a panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Natural light is provided by double glazed windows to the rear and side elevations. Splash back tiling and contemporary panelling to the walls together with contrasting tiling to the floor finish this room perfectly.

Bedroom 3 (Rear)

9'1" x 7'6" (2.78 x 2.30)

Currently being used as a dressing room, benefits of this room include a double glazed window to the rear with views over the large South West facing garden. Background heating to this room is provided by a central heating radiator.

Exterior



The beautifully presented gardens together with this spacious house are accessed via a block paved walled garden to the front which offers off street parking for at least 2 cars. The rear of the property provides a safe and secure environment for family living, offering extensive South West facing garden site with lawned areas and paved patio area providing the perfect setting to relax on a sunny day or for al fresco dining. There is also a recently installed Garden Shed.

Garden



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	68	76
(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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