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22 North Road, East Boldon, Tyne and Wear NE36 0DJ

£250,000

We are delighted to offer to the market this Freehold, 3 Bedroom period mid terrace house situated in the desirable, historic heart of East Boldon village. This beautiful "chocolate box style" home oozes charm and character with a host of period features to include traditional style fire places, stone walls, exposed ceiling beams plus solid wood doors and floors, this could be your 'forever home'. Located within walking distance of local schools, shops, pubs, restaurants and Metro station.

The purchaser will not be disappointed with the internal layout and dimensions of this delightful property which briefly comprises:

Entrance Vestibule, Living Room with feature chimney breast plus inset log burner, Dining Room with balustrade and spindle staircase leading to the first floor and double doors leading to the rear patio, finally to the ground floor is a stylish Kitchen fitted with a range of rustic cabinets plus a range cooker. To the first floor there are 2 Bedrooms and a stylish Family Shower Room, there is also staircase access to a second floor spacious 16ft 10" third Bedroom. This delightful home also features a south facing patio garden to the rear set over two levels. This unique home is expected to generate a lot of interest so early viewing is recommended. Council Tax Band B

Ground Floor

Entrance Vestibule

Entrance to this delightful home is via a composite door with traditional style door fixings. This room also has the benefit of wood flooring.

Living Room

15'1" x 11'11" (4.62 x 3.64)



Situated to the front of the property, this spacious room is bathed in natural light from a double glazed window to the front elevation. The main focal point of this delightful room is a stone Inglenook style fireplace with inset log burning stove. There is also exposed beams to the ceiling and wood flooring. A central heating radiator provides background heating. This room flows naturally through to the Dining Room.

Dining Room

12'3" x 16'0" (3.75 x 4.90)



A room perfect for family living or formal entertaining, this room is wonderfully positioned at the rear of the property. Features of this room include a baulstrade and spindle staircase which provides access to the first floor, with built in under stairs cupboard offering storage space. Further features of this room are exposed beams to the ceiling, wood flooring and a central heating radiator. UPVC double doors open to provide access to the rear cottage style, court yard garden.

Kitchen

7'11" x 12'3" (2.42 x 3.75)



The heart of this delightful home is fitted with a range of rustic floor, wall and drawer cabinets with ceramic sink unit and contrasting work surfaces. Appliances include a range cooker and dish washer. Natural light is provided by double glazed windows to two elevations and background lighting is provided by ceiling lighting. The neutral colour scheme is complimented by partial panelling to the walls with tiling to the floor. This room also has the benefit of a central heating radiator.

Kitchen



First Floor

Landing



A further staircase leads to the second floor Bedroom. Doors lead from this landing providing access to all first floor rooms.

Bedroom 1 (Front) 10'6" x 13'2" (3.22 x 4.02)



Natural lights floods into this spacious double bedroom located at the front of the property from a double glazed window. Background heating is provided by a central heating radiator, there is also a feature fire surround to the chimney breast which is complimented by wood flooring.

Family Shower Room 9'10" x 10'2" (3.02 x 3.11)



An elegant room refitted by the current owner comprising a wash hand basin, close coupled w.c. and walk in shower enclosure. This stylish room also has the benefit of a double glazed window, central heating radiator, splash back tiling to the walls and contrasting tiling to the floor. A built in cupboard provides storage space.

Bedroom 3 (Front) 6'3" x 10'0" (1.93 x 3.06)



Set to the front of the property this room has the benefit of a double glazed window, a central heating radiator and laminate flooring.

Second Floor

Bedroom 2
16'10" x 12'10" (5.15 x 3.93)



The decor of this very spacious Bedroom room is complimented by the flood of natural light from the velux roof light and UPVC double glazed window. This room is the perfect place to relax and also has the benefit of a period style exposed chimney breast plus ample storage space provide by built in cupboards and wardrobes to the eaves.

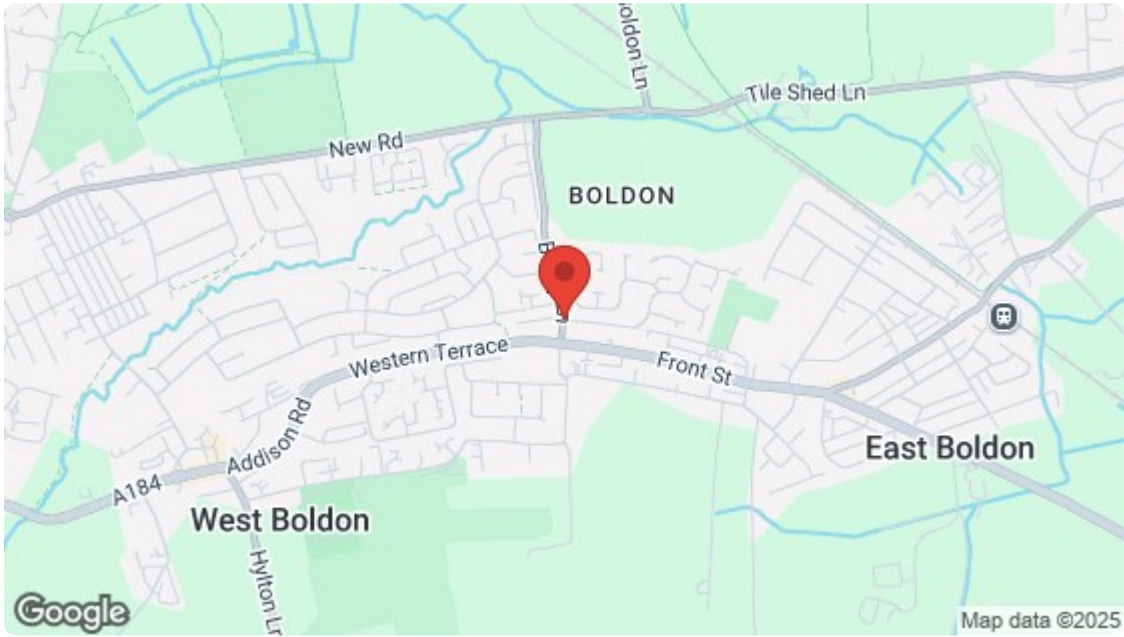
Bedroom 2



Exterior



Enclosed south facing cottage gardens to rear of this superb home offer mature planting and paved patio areas on 2 levels ideal for entertaining or to catch the summer sun.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	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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