



LINDA LEARY

estate agents

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Offers In The Region Of £165,000

We are delighted to offer this ideal opportunity to purchase a spacious, freehold, mid terrace 3 bedroom house offered with vacant possession. There are shopping facilities and many family friendly pubs and restaurants on the door step, as well as A19 and A1(M) access for commuters. The purchaser will not be disappointed with the internal layout and dimensions of this amazing home with plenty traditional features to include fabulous tall ceilings, deep skirtings, and picture rails. Offering ready to move into accommodation which briefly comprises: Entrance Hall with staircase to the first floor, Living Room with feature chimney breast plus multi fuel stove, 13ft 9" Dining Room with further feature chimney breast and door providing access to the Snug/Office, fitted Kitchen offering a range of floor, wall and drawer cabinets with inset Belfast sink, there is also a door which opens to reveal the court yard providing off street parking. To the first floor lies a stylish Family Bathroom fitted with a 4 piece suite and 3 Bedrooms, the Master having the benefit of an En-suite. The property also offers central heating and double glazing. An enclosed rear court yard provides the perfect place to relax or for family entertainment and a roller shutter door provides access for off street parking. This delightful home must be viewed to fully appreciate the spacious living accommodation on offer. Some remedial works have been identified, please contact the Estate Agent for further information. Council Tax Band A

Entrance Hall

Entrance to this superb home is via a UPVC door to the front with bevelled glass pane and bevelled glass double glazed window. This room also offers a staircase to the first floor with walk in understairs storage cupboard. The room also has the benefit of coving to ceiling and deep skirtings. A central heating radiator provides background heating and wood flooring finishes the look of this space perfectly.

Living Room

13'5" x 12'11" (4.11 x 3.94)



Situated at the front of the property, this room benefits from a double glazed window to the front elevation. The main focal point of this room is a chimney breast with inset multi fuel stove. Offering the perfect place to sit and relax, there is also a decorative ceiling rose, coving to the ceiling and picture rail. Background heating is provided by a central heating radiator and wood flooring compliments this room perfectly.

Living Room



Dining Room

12'2" x 13'9" (3.72 x 4.21)



A superb room situated at the rear of the property perfect for formal dining or family entertaining. UPVC door provides access to the court yard. Features of this light and airy room include a chimney breast with exposed brick inset, traditional style delft rack, deep skirtings and wood flooring. A central heating radiator provides back ground heating and further doors provide access to the Snug/Office and Kitchen.

Dining Room



Chimney Breast



Snug/Office

7'4" x 10'5" (2.25 x 3.19)



Accessed via a door from the Dining Room, this room is currently being used as a snug and is an ideal place to sit and relax. This delightful room has a double glazed window to the rear elevation with central heating radiator below. Further features of this room include picture rail and laminate flooring.

Kitchen

14'8" x 7'5" (4.48 x 2.27)



One of the main selling points of this superb home is the Kitchen, fitted with a range of floor, wall and drawer cabinets with inset Belfast sink unit and contrasting wood work surfaces. There is space for a range style cooker, extractor hood, fridge freezer, washing machine and a dish washer. A UPVC door to the rear opens to reveal the court yard and a double glazed window allows the flood of natural light. The neutral colour scheme is complimented by splash back tiling to the walls and contrasting tiling to the floor. This room also has the benefit of a central heating radiator.

Kitchen



First Floor

Landing



The fabulous staircase with quality balustrade and newel posts rising from the entrance hall to the upper floor can be fully appreciated from this level. Doors lead from the landing providing access to all first floor rooms.

Family Bathroom

10'6" x 7'5" (3.22 x 2.27)



A fabulous room fitted with a 4 piece suite comprising close coupled w.c., pedestal wash hand basin, double ended panelled bath and shower enclosure. Further features of this luxurious room include a double glazed window and central heating radiator. Splash back tiling above the bath plus contrasting

panelling to the walls and contrasting flooring complete this calming space.

Family Bathroom



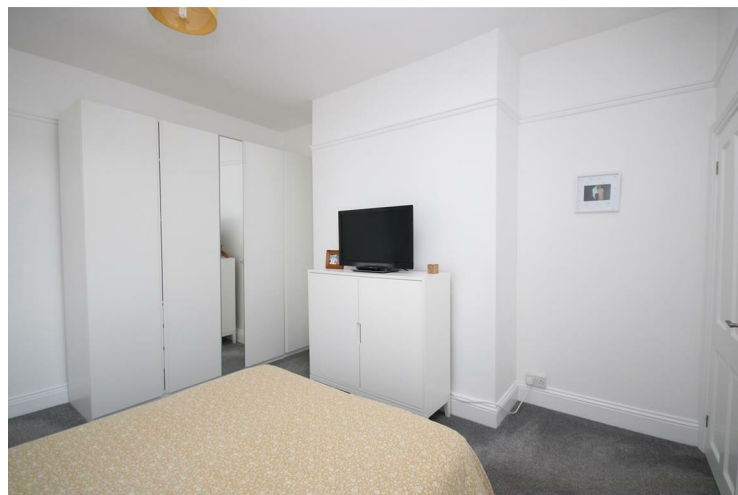
Bedroom1 (Rear)

13'10" x 12'4" (4.22 x 3.76)

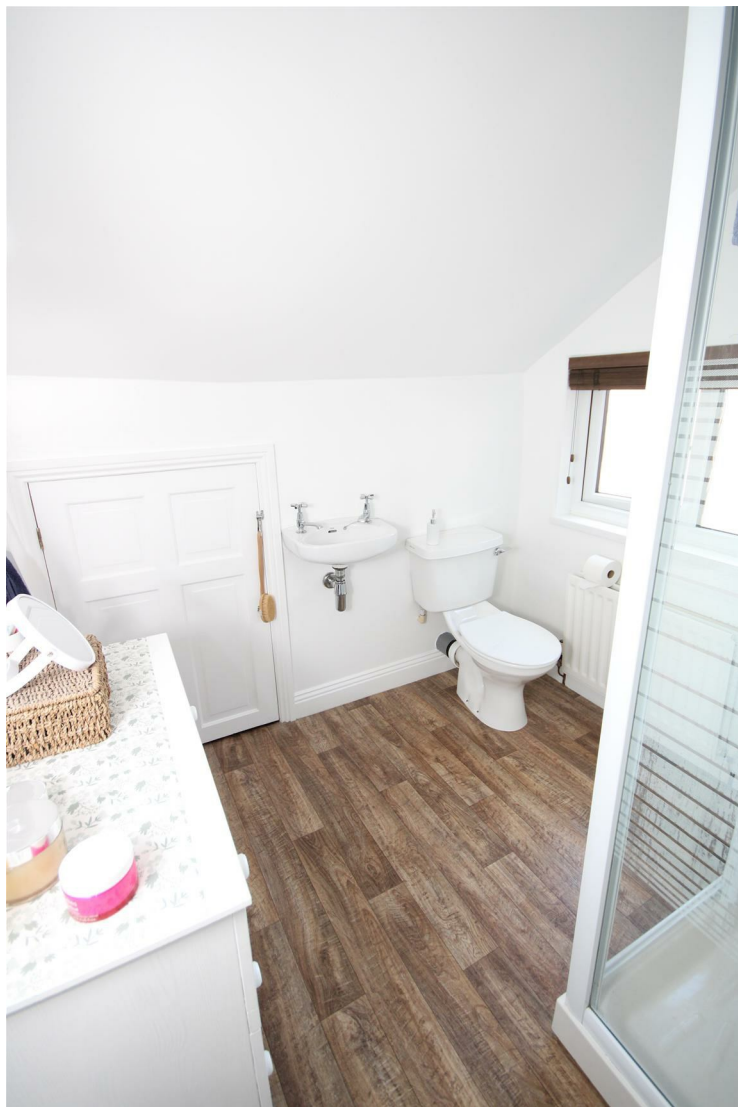


Natural lights floods into this spacious double bedroom located at the rear of the property from a double glazed window. Background heating is provided by a central heating radiator, there is also a picture rail which is complimented by deep skirting and carpet to the floor. A door provides access to the En-suite.

Bedroom 1 (Rear)

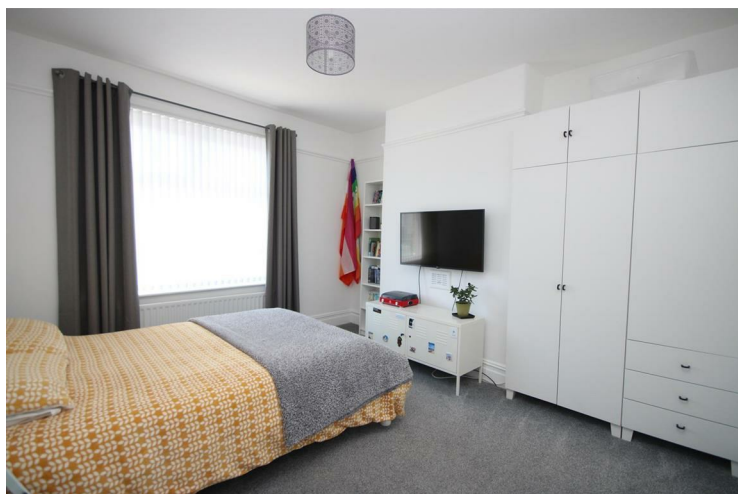


En-suite
7'5" x 7'6" (2.28 x 2.30)



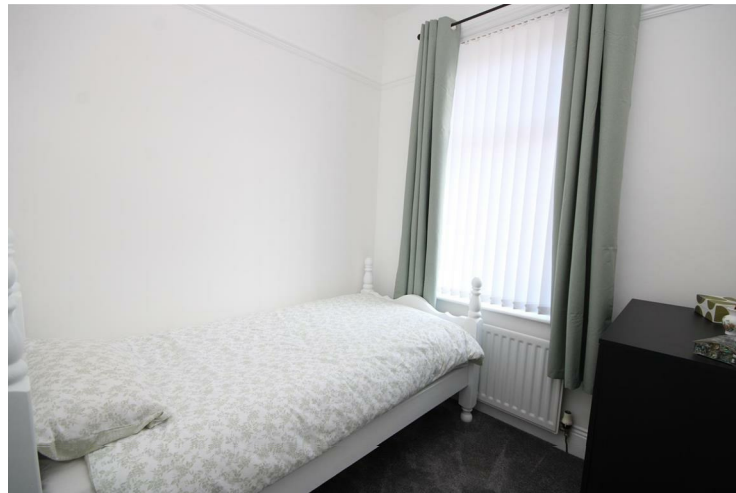
An elegant shower room offering wash hand basin, close coupled w.c. and double shower enclosure. A double glazed window provides natural lighting, there is also a central heating radiator which compliments the neutral decor of this room perfectly.

En-suite
Bedroom 2 (Front)
13'5" x 12'4" (4.11 x 3.78)



Set to the front of the property this bedroom features a double glazed window and central heating radiator. The decor of this room is complimented by picture rail and a fitted carpet.

Bedroom 3 (Front)
8'5" x 7'4" (2.59 x 2.25)



Again located at the front of the property this bedroom features a double glazed window. This room also has the benefit of a picture rail and a central heating radiator provides background heating.

Exterior



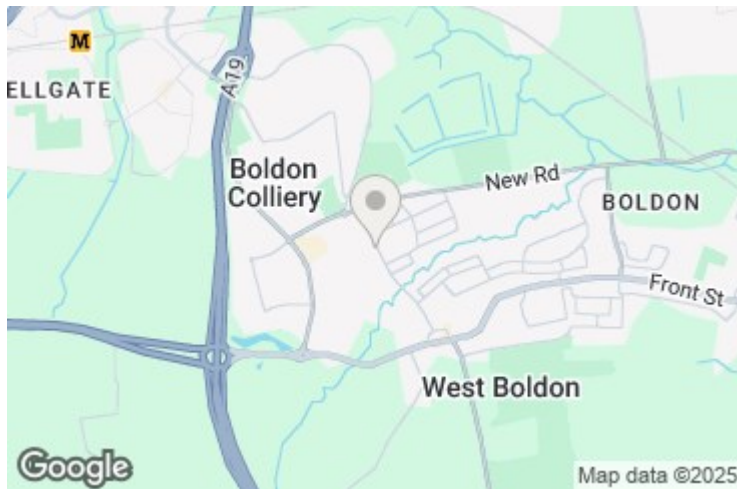
Entrance to this delightful home is via a private gated entrance to the front with boundary wall and low maintenance garden. An enclosed court yard is located to the rear of this impressive home providing a safe and secure environment for family living. There is also an electric roller shutter door which offers access for off street parking.

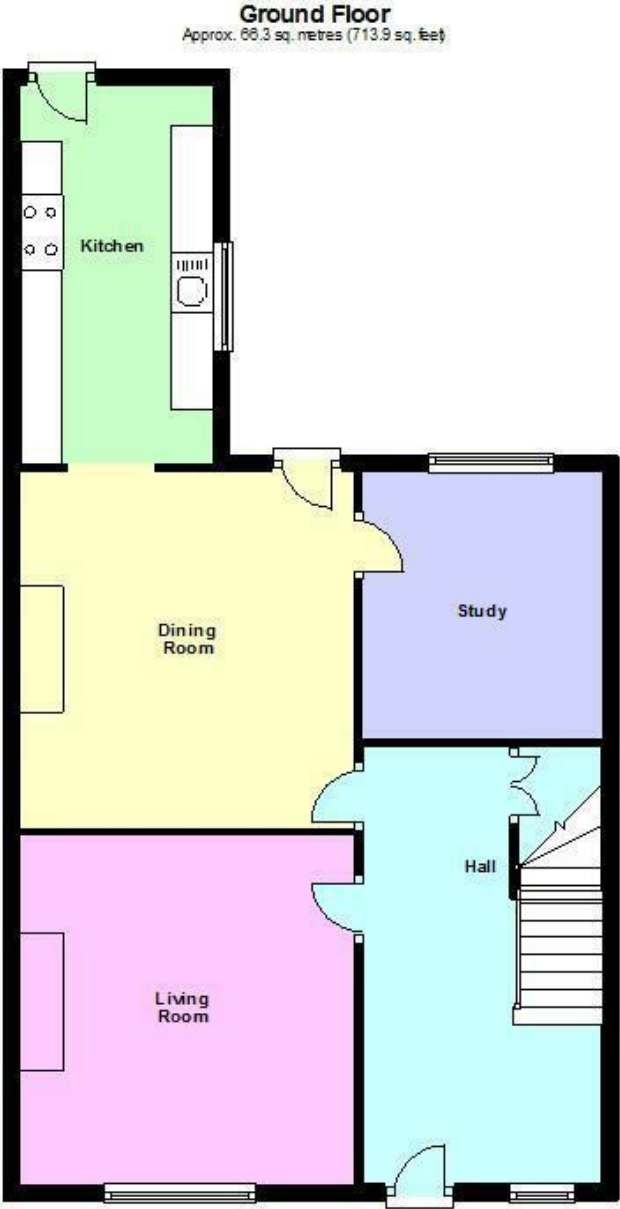
Court Yard



NOTE

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The vendors of this property are related to both the Office Manager (sister and brother-in-law) and Sales Negotiator (cousin) of Linda Leary Estate Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate using a Sonic tape and should not be relied upon for complete accuracy. If you require exact measurements, please ask one of our negotiators to arrange an appointment to view the property, when your own measurements may be taken. It should not be assumed that the property has all necessary planning, building regulation or other consents. The Agent has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.