

This imposing larger style three bedroom mid terraced Edwardian home located in the historic heart of East Boldon close to village shops and pubs on Front Street, this beautiful home oozes immense charm and offers a host of attractive period architectural features including skirting, architraving, cornicing, high ceiling which in turn harmonise admirably with modern day fixtures and fittings.

Decorated to a beautiful standard throughout, the property offers generous living accommodation ideal for that space hungry family which comprises entrance vestibule, reception hall with understairs storage cupboard, living room with plantation shutters, family room also with plantation shutters and French doors leading out into the rear courtyard, a large breakfasting kitchen with adjoining utility, ground floor WC and a home office with French doors also leading out into the courtyard. At first floor level there is a half landing with family bathroom together with three well proportioned bedrooms.

Features of note include gas central heating, UPVC double glazed casement windows, a floored loft perfect for storage, gardens to the front and a south west facing courtyard to the rear with secure off street parking.

Walking distance from a superb selection of schools, nearby East Boldon village centre and Metro station and the property is well placed for the A19, Sunderland City Centre and coast, and is also particularly convenient for the wider North East conurbation due to its close proximity to major road networks. Something quite special this stunning home deserves immediate internal inspection to be fully appreciated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via six panel entrance door.

## Entrance Portico

Part glazed door providing access to hall.

## Reception Hall



Spindle balustrade staircase, Limestone flooring, coved corning, radiator, understairs storage cupboard, original corbels to ceiling.

## Lounge 17'7" x 14'0"



Square bay with UPVC double glazed windows and plantation shutters, wood burning effect stove set within attractive feature fireplace with stone surround, insert and hearth, coved corning, LED downlights, radiator.

## Living Room 14'7" x 11'8"



Wood effect flooring, coved corning, radiator, UPVC double glazed French doors with plantation shutters.

## Kitchen 9'5" x 12'6"



A good selection of base and eye level units with Granite working surfaces and upstands incorporating an inset 1 1/2 bowl sink unit with pedestal mixer tap, integrated appliances include a Range oven with brushed steel splashback and overhead extractor hood, microwave oven, worktop lighting, fitted shelving, UPVC double glazed window to side with plantation shutters, decorative wall tiles, Limestone flooring, coved corning to ceiling, door to utility.

## Utility 12'2" x 7'10"



Base and eye level units with Granite coloured working surfaces incorporating a stainless steel single drainer sink unit with pedestal mixer tap, plumbing for washing machine, space for tumble dryer, tiled splashbacks, Limestone floor, UPVC double glazed window and door to side. Door to WC.

## Separate WC

WC and washbasin,.

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# MAIN ROOMS AND DIMENSIONS

**Study 8'0" x 7'2"**



UPVC double glazed French doors to side, radiator.

**Half Landing**



UPVC double glazed window to side, built in cupboards.

**Bathroom**



Low level WC, washbasin, panel bath and stand alone shower cubicle - attractive white suite with wall and floor tiles, UPVC double glazed windows with plantation shutters, heated towel rail, coved cornicing, LED downlights and extractor.

**First Floor Landing**

Fixed staircase to loft space.

**Bedroom 1 15'1" x 11'9"**



UPVC double glazed window to rear and radiator.

**Bedroom 2 14'5" x 12'0"**



UPVC double glazed window to front, built in wardrobes and radiator.

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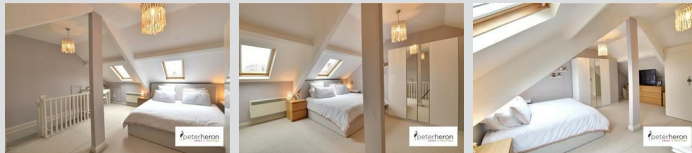
# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 3'3"/252"7" x 10'10"



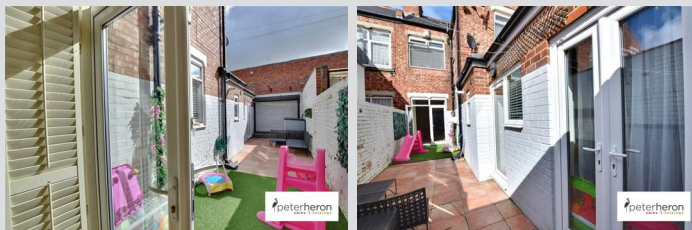
UPVC double glazed window to front and radiator.

## Loft Space



Ample storage space.

## Outside



Town garden to the front with attractive stonework, brick and

cast iron perimeter walls. Enclosed south facing courtyard to the rear with artificial lawn section accessed directly from the rear living room and off street parking accessed via roller shutter electric remote control doors.

### Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

### Council Tax Band

The Council Tax Band is Band C.

### Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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### Important Notice Part 2

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### Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

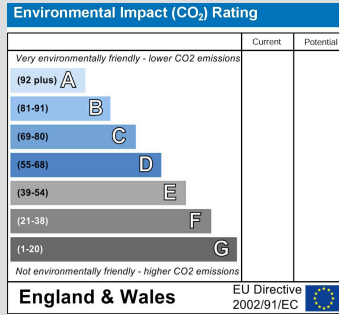
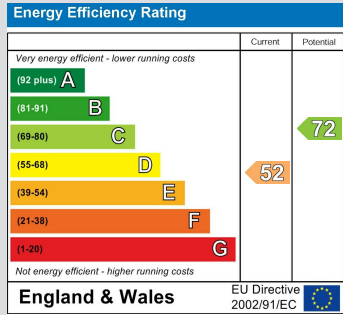
### Ombudsman

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