















An impressive five bedroom, three storey mid terrace period home, enjoying a superb position within this highly sought after area of East Boldon. The property has been tastefully updated and modernised whilst retaining many appealing character features including high ceilings with decorative plasterwork and deep skirting boards. Internally the well appointed accommodation is accessed via an entrance vestibule, connecting through to a superb reception hall with a grand staircase to the first floor and there is a cloakroom/wc. There is an attractive lounge with a box bay window to the front that opens through into the dining room that overlooks the rear courtyard. The stunning kitchen is fitted with an excellent range of contemporary units and a selection of quality integrated appliances. Completing the ground floor accommodation is a useful utility that is accessed from the kitchen. On the first floor there are four bedrooms (one currently utilised as a study) and a modern family bathroom/wc. A staircase from the first floor continues up to the top floor where there is a wonderful master bedroom with an en-suite shower room/wc. Externally there is a pleasant town garden to the front and an appealing block-paved courtyard to the rear with the benefit of an up and over access door. The property enjoys a most convenient location, close to the extensive range of amenities available nearby, shops and schools, as well as offering excellent transport connections including East Boldon Metro Station and major road links such as the A19. We highly advise a detailed inspection to appreciate the location and spacious accommodation this fabulous home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a timber entrance door to

## Entrance Vestibule

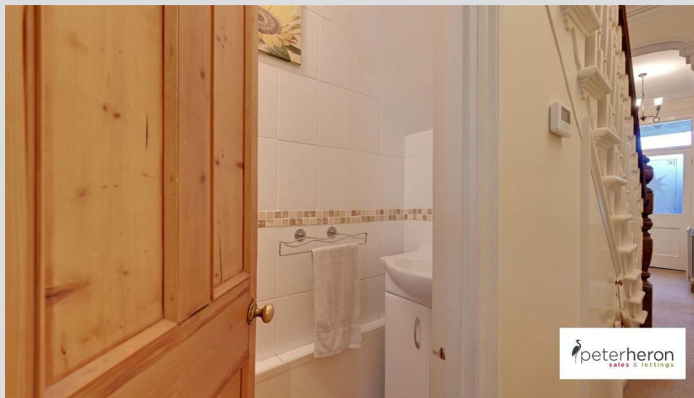
Inner part glazed door leading through to hall.

## Reception Hall



The most impressive hallway with a superb staircase leading to first floor, decorative plasterwork features dado rail, and doors leading off to cloakroom, lounge, dining room and kitchen.

## Cloakroom/WC



Low level WC and washbasin set into vanity unit.

## Lounge 17'5" into bay x 13'9" into alcove



Box style bay with attractive panelling and double glazed windows, radiator, feature fireplace, corning and a picture rail. The room opens through to dining room.

## Dining Room 14'7" x 11'6" into alcove



Double glazed window to the rear looking into the courtyard, radiator, coving to ceiling and picture rail.

## Kitchen 12'7" x 9'9"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating a 1 1/2

bowl sink and drainer unit, integrated appliances include a Bosch double oven, an AEG microwave, a Bosch induction hob, dishwasher, tumble dryer, fridge and freezer. Double glazed window to side and a door connecting through to utility.

## Utility 6'9" x 3'5"



Fitted unit providing space for the inclusion of a washing machine with a work surface over, single glazed window, double glazed door to courtyard and wall mounted central heating boiler.

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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing



Generous landing with doors leading off to bedroom 2, 3, 4 and 5, and also the family bathroom. Staircase continues to the top floor. Useful understairs storage cupboard.

## Bedroom 2 14'10" x 11'8" into alcove



Double glazed window to rear, radiator, coving to ceiling, decorative fireplace.

## Bedroom 3 14'7" x 10'0" into alcove



Double glazed window to front, radiator and coving to ceiling.

## Bedroom 4 7'7" x 11'1"



Double glazed window to front and radiator.

## Bedroom 5/Study 9'8" x 5'5"



Double glazed window to rear and radiator.

## Family Bathroom



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and a panel bath with mains shower over, chrome ladder style radiator, attractive tiled walls and floor, double glazed window.

## Top Floor Landing

Door to bedroom 1.

# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 10'3" not inc recess x 13'9"



Approximate measurements as sloping ceiling. This room features three Velux windows providing an abundance of natural lights, two radiators, fitted wardrobes and useful cupboards, built into alcoves, a door connect through to en-suite.

## En-Suite



Low level WC, pedestal washbasin, step in shower cubicle with electric shower, tiled walls and floor.

## Outside



To the front there is an attractive low maintenance town garden whilst to the rear there is a delightful courtyard, block paved and with the benefit of an up and over access door.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

## 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

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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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

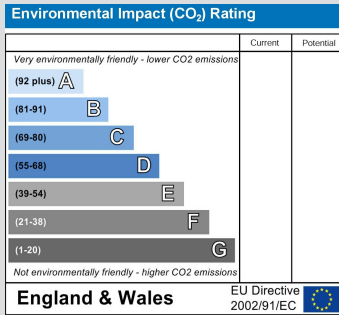
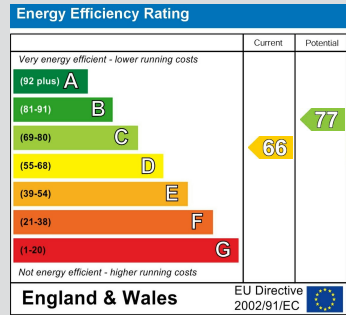
## Ombudsman

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# MAIN ROOMS AND DIMENSIONS

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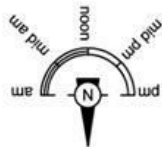
Ground Floor  
Approximate Floor Area  
(66.35 sq.m)



First Floor  
Approximate Floor Area  
(61.62 sq.m)



Second Floor  
Approximate Floor Area  
(29.43 sq.m)



### 3 North Road