



36 Front Street

East Boldon



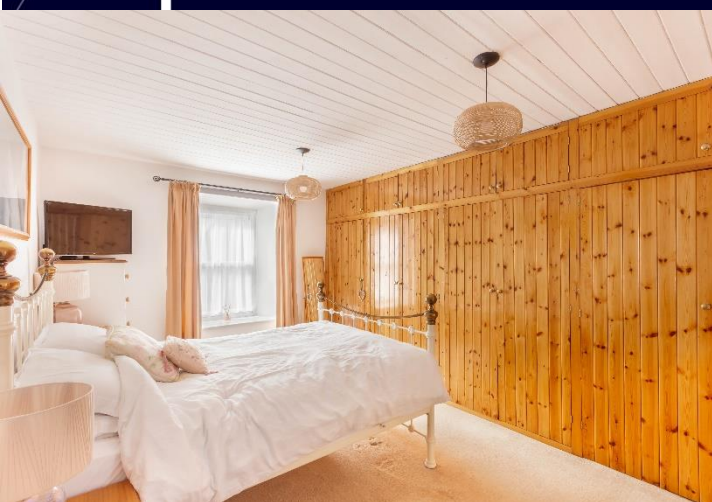
## 36 Front Street, East Boldon

Charming End of Terrace Cottage Boasting Three Bedrooms, Family Bathroom, Substantial Double Reception Room, Separate Snug, Kitchen/Diner, Utility Room & Beautiful Gardens!

This stunning residence is perfectly positioned on Front Street, in the sought-after East Boldon Village. The Grade II property has origins back to 1650 and is ideally located within walking distance of the shops and amenities of East Boldon, as well as Boldon Golf Course, and also has excellent transport links into both Sunderland and Newcastle City Centre.

The internal accommodation comprises: Entrance vestibule | Substantial double reception room which is perfectly utilised as a lovely living room with separate dining area | The living room boasts a large Inglenook fireplace with gas insert, as well as maintaining many period features including sash windows and exposed beams | The living room connects through to a separate reception room/snug to the side of the property with rear access | The kitchen is situated to the rear of the ground floor and offers an extra wide galley kitchen with integrated appliances and access to the rear gardens | Separate utility room | Downstairs WC.





The staircase then leads up to the first floor landing and gives access onto three bedrooms | The principal bedroom enjoys a generous double bedroom with ample fitted storage | Bedroom two is a further large double bedroom | Bedroom three is a smaller double bedroom | The family bathroom is accessed just off the landing and offers a well presented four piece suite.

Externally, to the side and rear of the property is a lovely quaint garden which is laid predominantly to lawn, with mature and well stocked borders offering a great degree of privacy. The property also benefits from a summerhouse and shed The property is immaculately presented throughout and further benefits from a new roof. Early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer!

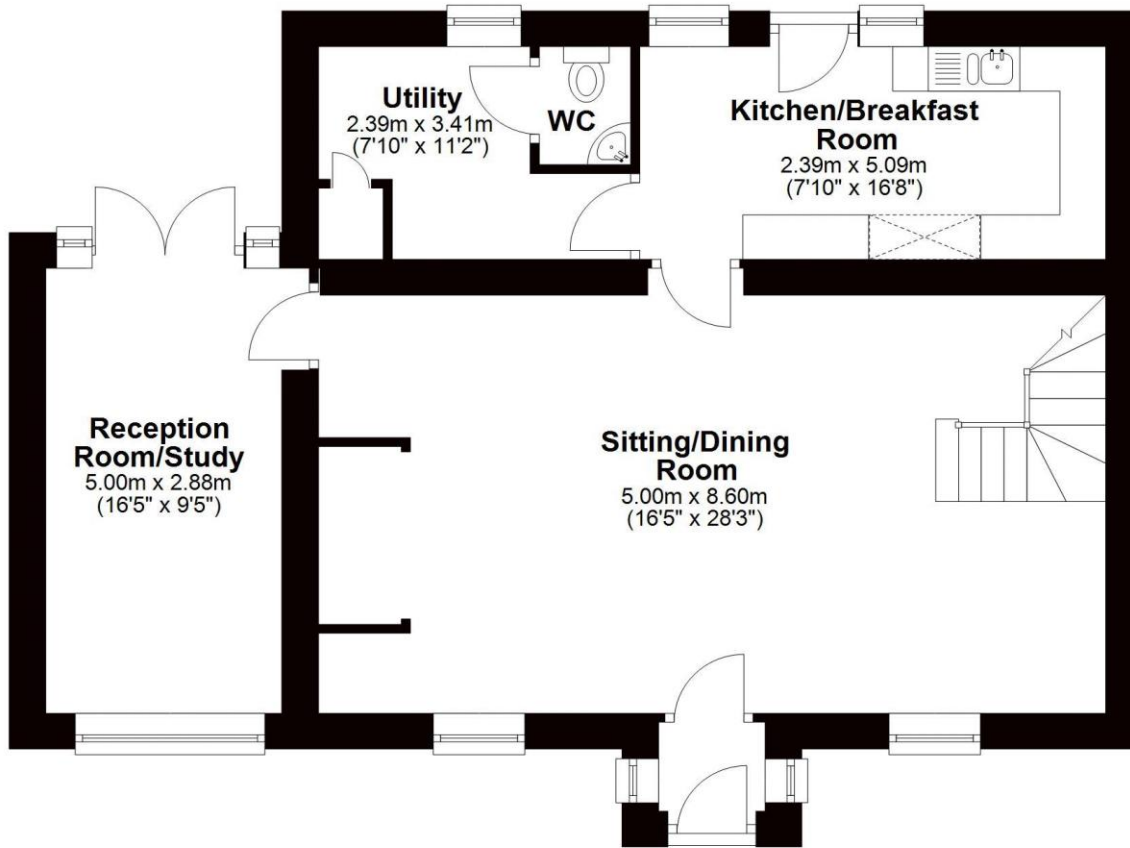
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band C

Price Guide: Guide Price £375,000



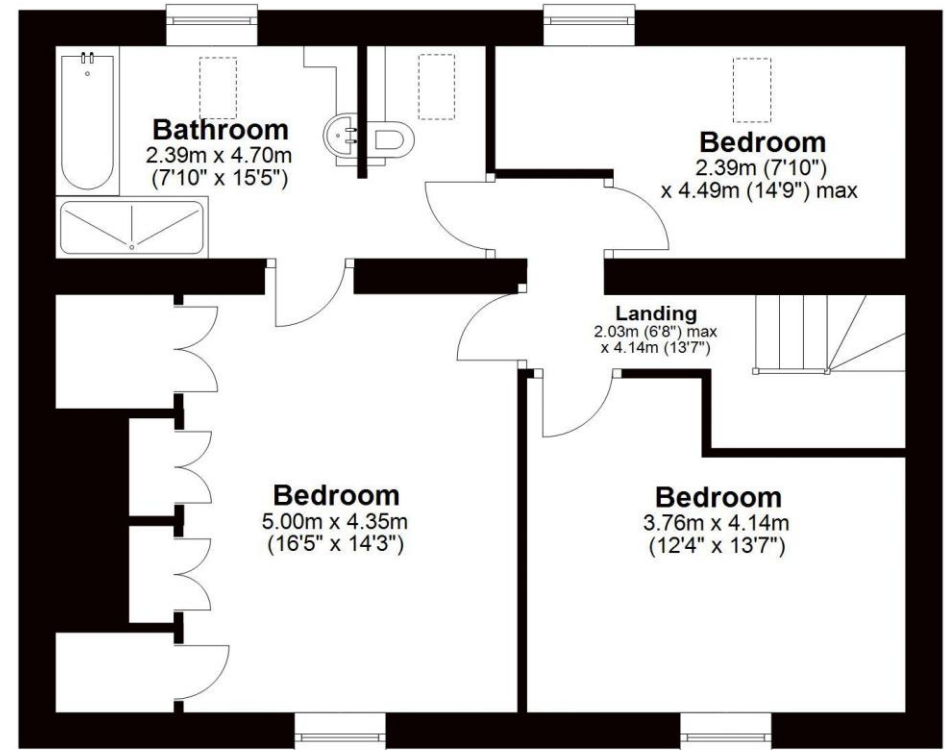
### Ground Floor

Approx. 80.6 sq. metres (867.5 sq. feet)



### First Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



Total area: approx. 150.2 sq. metres (1616.5 sq. feet)

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# SANDERSON YOUNG

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