MICHAEL HODGSON

estate agents & chartered surveyors

BEDE TERRACE, EAST BOLDON
£199,950

This neatly presented 2 or 3 bed double fronted cottage is situated on Bede Terrace in East Boldon that is ideally situated for convenient access to East Boldon's amenities including well respected schools, shops, amenities as well as the Metro system in addition to the A19 and beyond. The property itself benefits from contemporary décor, modern bathroom suite, a lovely kitchen and versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room or 3rd Bedroom, Sitting Room, Kitchen, Bathroom and 2 Bedrooms. Externally there is a front forecourt and a generous paved courtyard in addition to a garden shed. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the space, home and location on offer.

- No Chain Involved
- Double Fronted Cottage
- 2 / 3 Bedrooms
- Living Room or 3rd Bedroom
- Kitchen
- Viewing Advised
- Excellent Location
- EPC Rating: D

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Entrance Vestibule
Leading to the inner hall

Inner Hall
Radiator

Living Room / Bedroom3
15'1" max x 11'1" max
The living room has a double glazed window to the front elevation, radiator, a versatile room that could be used as a living room or a 3rd bedroom

Sitting Room
15'11" max x 10'5"
The sitting room has a double glazed window to the rear elevation

Bedroom 1
9'10"/134'6" x 9'7" max
Front facing, double glazed window, full range of fitted wardrobes, radiator, loft access

Bedroom 2
9'8" x 10'6"
Rear facing, double glazed window, radiator, cupboard with wall mounted gas central heated boiler

Kitchen
7'3" x 10'0"
The kitchen has a range of floor and wall units, sink and drainer with mixer tap, space for a freestanding cooker, recess spot lighting, extractor, double glazed window, door to the rear yard, electric radiator

Bathroom
White suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, double glazed window, extractor, bath with mixer tap, with electric shower over, electric radiator

Externally
Externally there is a front forecourt and a generous paved courtyard in addition to a garden shed

COUNCIL TAX
The Council Tax Band is Band A

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

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