



Western Terrace, East Boldon, NE36

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Asking Price £349,950

* 4 BEDROOM * 2 BATHROOM * FREEHOLD * TERRACED * LARGE GARDEN * GARAGE *

This well-presented four-bedroom terraced house is for sale in the heart of East Boldon, offering spacious family accommodation full of character.

On the ground floor, an impressive entrance hallway with high ceilings and wood-panelled walls creates an excellent first impression. There are two reception rooms, including a bright living room with large windows and a feature fireplace, alongside a spacious living/dining room with views over the garden and direct access to the terrace. A downstairs WC adds everyday convenience. The kitchen is a standout feature, fitted with a centre island, gas hob, integrated double oven, Belfast sink and space for an American-style fridge-freezer.

Upstairs, the master bedroom benefits from pleasant views, built-in wardrobes and an en-suite with a walk-in shower. Bedrooms two and three are generous doubles, while bedroom four is a well-proportioned single. All bedrooms enjoy large windows, creating bright and airy spaces. The family bathroom is fitted with a modern suite, tiled walls and a bath.

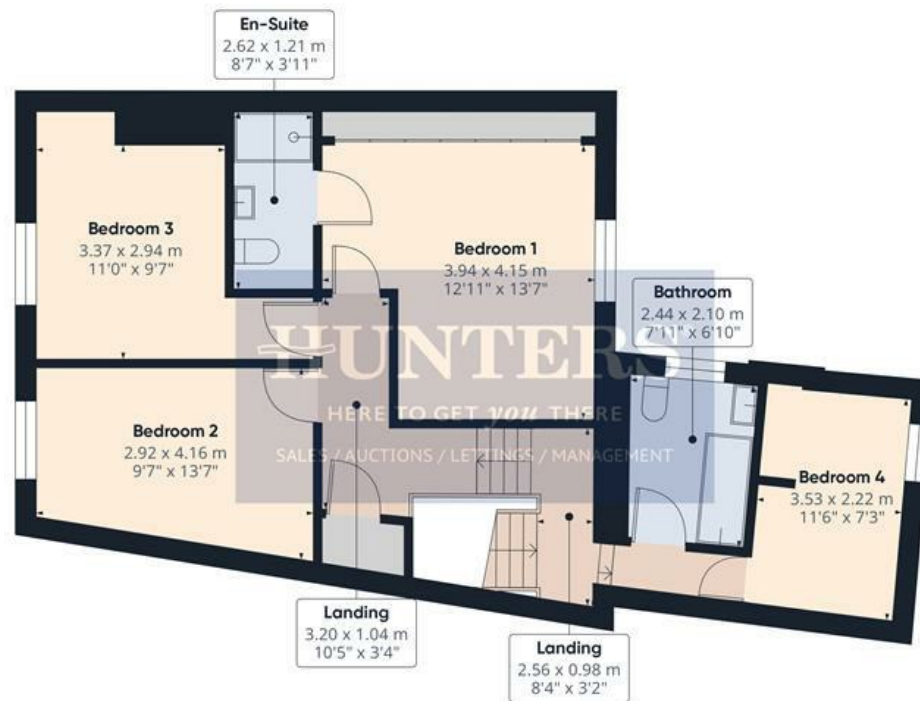
Externally, the property enjoys a generous rear garden with a spacious terrace, a large lawn and an additional paved seating area, providing plenty of space for outdoor entertaining and family life. A single garage offers secure off-street parking, while there is also a front garden.

Situated in the sought-after village of East Boldon, the property is within easy reach of a range of independent cafés, restaurants, pubs and local shops. There are well-regarded schools nearby, while East Boldon Metro station provides convenient transport links. With local parks, green spaces and the beautiful coastline just a short drive away, this is an excellent opportunity to purchase a spacious family home in a highly desirable location.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

153.4 m²

1652 ft²

Balconies and terraces

37.1 m²

399 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Entry
3'11" x 4'8"

Hallway
7'0" x 22'2"

Living Room
14'11" x 14'3"

Living/Dining Room
14'9" x 12'11"

WC
3'4" x 5'2"

Kitchen
11'5" x 13'0"

Terrace
10'7" x 24'11"

Terrace
13'6" x 8'1"

Landing
8'4" x 3'2"

Landing
10'5" x 3'4"

Bedroom 1
12'11" x 13'7"

En-Suite
8'7" x 3'11"

Bedroom 2
9'6" x 13'7"

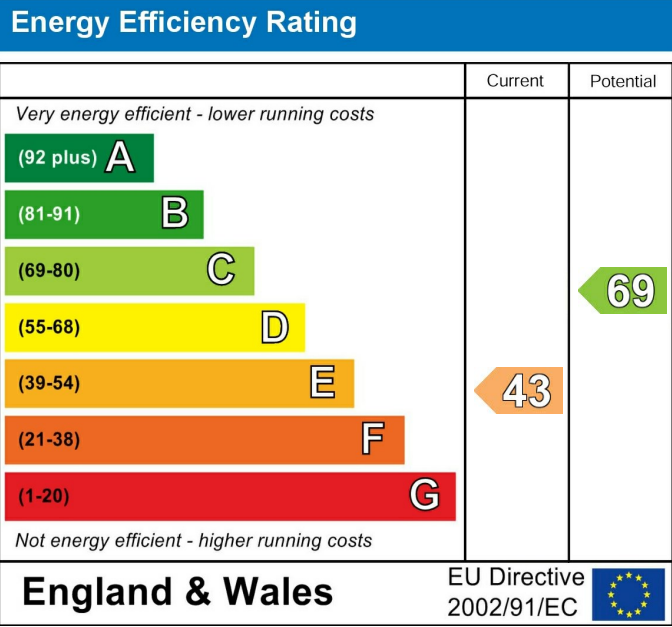
Bedroom 3
11'0" x 9'7"

Bedroom 4
11'6" x 7'3"

Bathroom
8'0" x 6'10"

Garage

12'6" x 15'8"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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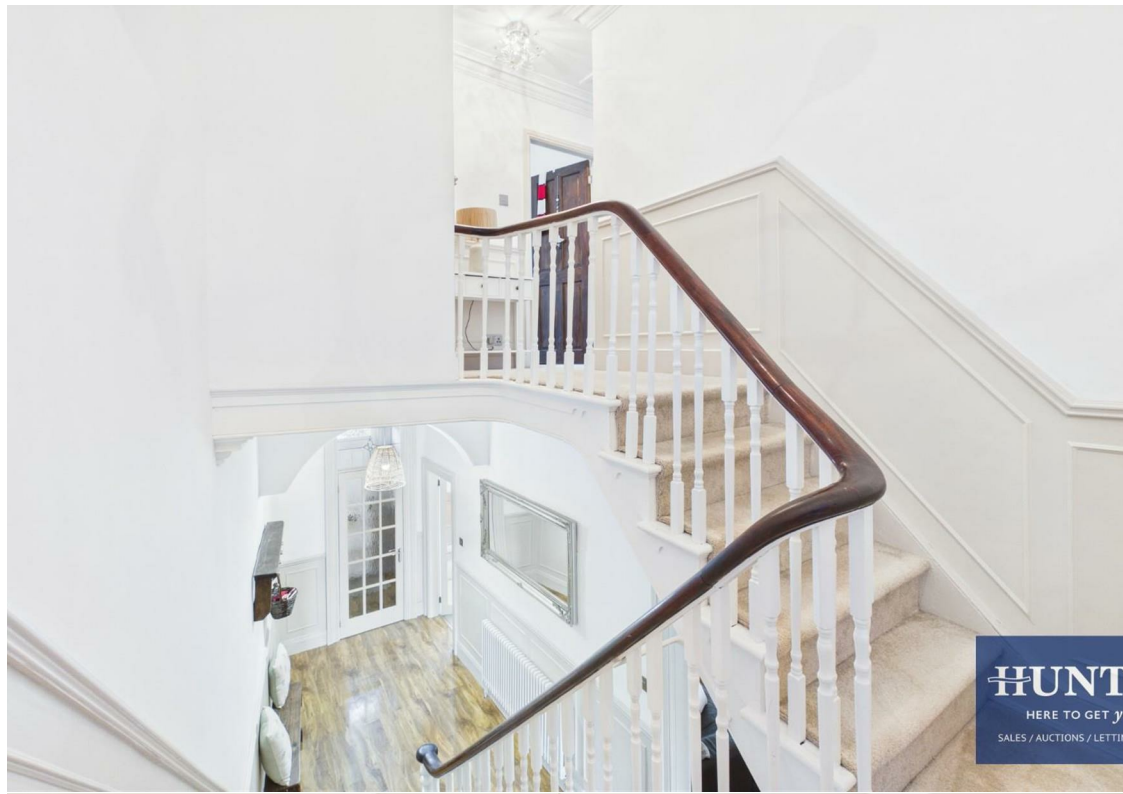
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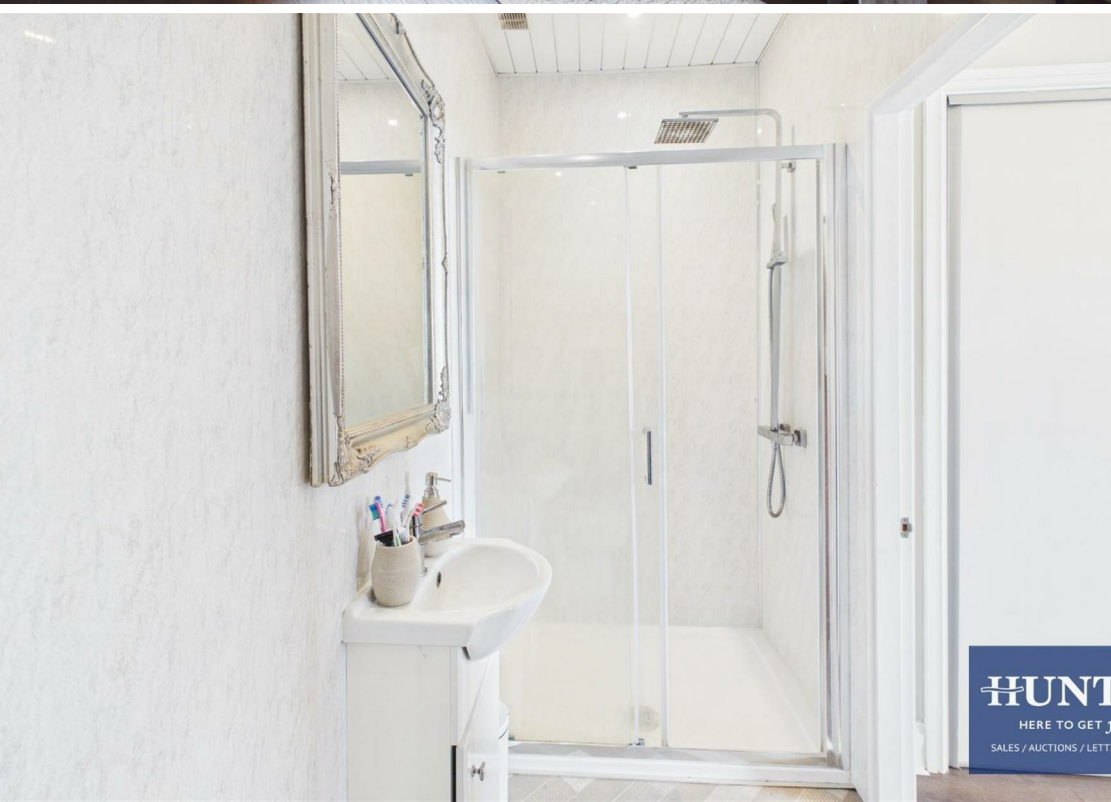


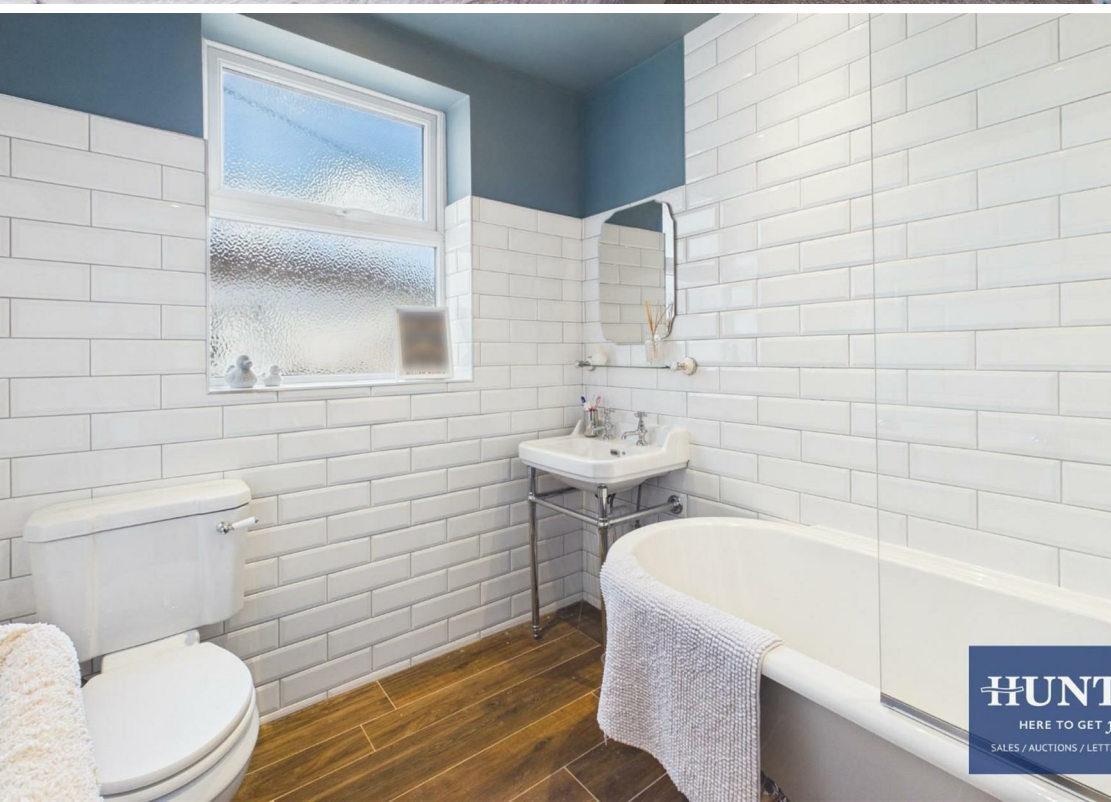
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