North Road, East Boldon, Sunderland, Tyne & Wear, NE36 0DJ

- RARE TO THE MARKET
- RESIDENT PERMIT PARKING
- GARAGE
- CLOSE TO AMENITIES
- COUNCIL TAX BAND E
- FOUR BEDROOM
- EXCELLENT LOCATION
- COURTYARD
- FREEHOLD
- EPC-C

Asking Price £349,950

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* RARE TO THE MARKET * FOUR BEDROOMS * DETACHED * EXCELLENT LOCATION * GARAGE * COURTYARD * EAST BOLDON * CLOSE TO LOCAL AMENITIES * FREEHOLD * VIEWING HIGHLY RECOMMENDED * COUNCIL TAX BAND E * EPC - C *

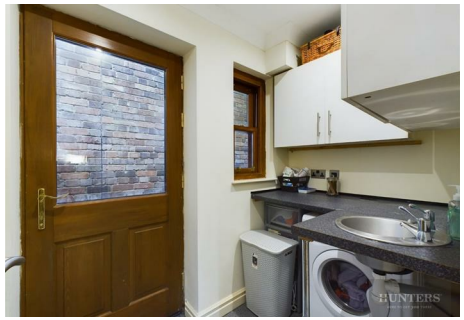
Hunters are delighted to present an opportunity to purchase this superb four bedroom property designed by an award winning architect. Beautifully presented throughout and offering ready to move into accommodation, this cannot fail to impress potential purchasers.

Full of character and charm and unique to the market. Perfectly situated in East Boldon and within walking distance of local shops, bars and restaurants, the Metro station as well as excellent schools.

A spacious hallway gives access to a charming lounge/dining area completed with a cosy open chimney fire place. Downstairs WC, useful cloakroom and kitchen access are also located within this space.
The modern and light open plan kitchen is completed with a seating area, utility room and small cloak area.
Patio doors give access to the rear courtyard.

The first floor offers an enchanting open landing area, four double bedrooms, one with en-suite and the main bathroom.

An extremely impressive property in a great location.



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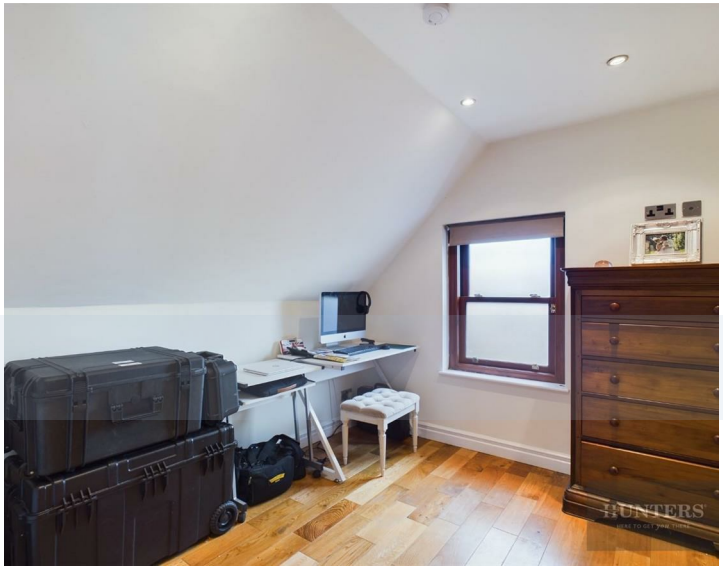
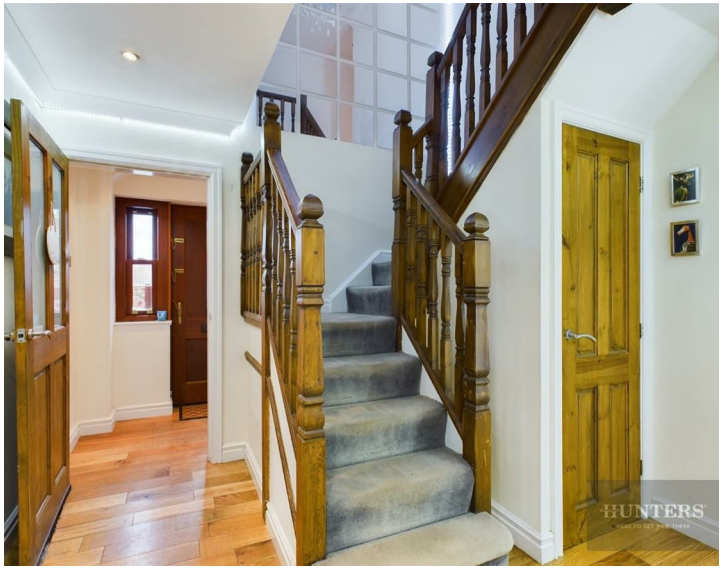




Hallway
3'10" x 4'5"

Kitchen Area
45'11" x 65'7"

Entrance Hall
32'5" x 36'1"

Laundry Room
24'11" x 14'9" 22'11"

W/C
22'7" x 12'9"

Entry
22'11" x 12'5"

Living Room
39'8" x 62'8"

Landing
55'5" x 9'10"

Bedroom 3
36'5" x 26'6"

Bedroom 1
45'11" x 33'1"

Bathroom
36'1" x 15'8"

En Suite
16'0" x 29'10"

Living Room
39'8" x 33'1"

Bedroom 4
32'9" x 26'6"

Bedroom 2
39'8" x 33'1"

Dining Area

Viewings

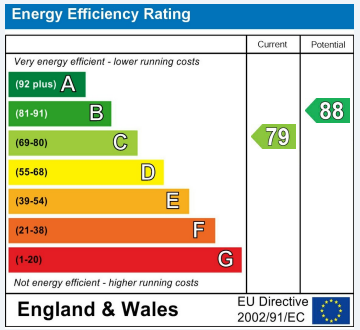
Please contact sunderland@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.

The Property Ombudsman

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HUNTERS®
HERE TO GET you THERE