

Brockley Terrace, West Boldon, Boldon Colliery £139,950


FOODHALL
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This outstanding two bedroom, two reception room mid terrace cottage, provides spacious and stylish accommodation over two floors. The ground floor comprises of entrance hall, lounge with feature media wall incorporating an electric fire, a fabulous living/dining room with Bi-folding doors into courtyard and the room opens through to an impressive kitchen, fitted with a range of modern units. A rear lobby connects through to a stunning contemporary bathroom with a walk in shower. A staircase from the lounge leads up to the first floor where there are two bedrooms. Features of note include gas central heating, double glazing and a delightful enclosed courtyard with an attractive decked area and a roller shutter access door providing off street parking. The property is ideally positioned for a range of local amenities including Asda supermarket and Boldon Leisure park, the property is well placed for the A19 and major routes into Sunderland City Centre, South Shields, Newcastle Upon Tyne and Durham City. Early internal inspection highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Reception Hall
Radiator and door to living/dining room.

Lounge 13'11" x 14'6"





Double glazed window to front, electric fire, column radiator and stairs to first floor.

Living/Dining Room 13'5" x 18'8"






Double glazed Bi-folding patio doors to rear, two column radiators and open plan into kitchen.

Kitchen 11'2" x 6'6"
Wall and base units with wooden countertops over incorporating a 2 bowl under mount sink and drainer unit with mixer tap. Double oven inset with cooker hood and five burner gas hob. Space for an American style fridge freezer. Double glazed window to rear.

Rear Lobby



Storage cupboard housing Baxi combo boiler and door to bathroom.

Bathroom 8'0" x 6'3"



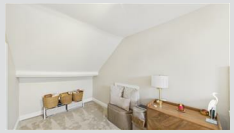


Modern suite with tiled bath, rainfall shower, low level wc and hand wash basin set into vanity unit. Double glazed window rear and radiator.

First Floor Landing

Bedroom 1 19'10" x 7'1"





Double glazed window to rear, column radiator and storage cupboard.

Bedroom 2 8'0" x 7'1"




Double glazed window to rear, column radiator and storage cupboard.

Outside





Low maintenance block paved courtyard with decked seating areas, bin shed and an electric roller shutter access door providing secure off street parking.

Council Tax Band
The Council Tax Band is Band A.

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

Important Notice - Particulars
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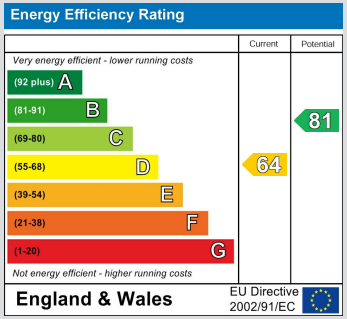
MAIN ROOMS AND DIMENSIONS

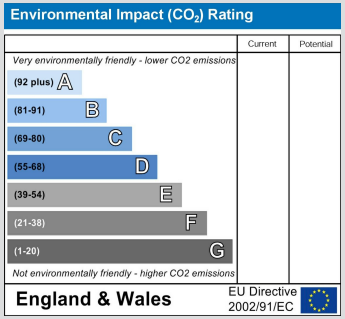
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Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









Ground Floor



First Floor

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Approximate total area(1)

80.6 m²
868 ft²

Balconies and terraces

13.7 m²
147 ft²

Reduced headroom

2.4 m²
26 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.

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