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for sale  
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## WIMBORNE CLOSE, BOLDON COLLIERY

### Offers Over £290,000

We welcome to the market this 3 bedroomed detached house nestled on the cul-de-sac of Wimborne Close on Harden Park in Boldon Colliery commanding a much sought after location providing convenient access to local shops, schools and amenities as well as excellent transport links via the A19. The property offers a discerning purchaser an exciting opportunity to purchase a rare to the market detached home on this much sought after estate. Internally the living accommodation briefly comprises of: Entrance Vestibule, Living Room, Dining Room, Garden Room, Kitchen, Utility and to the First Floor, Landing, 3 Bedrooms and a Shower Room. Externally there is a front garden and block paved driveway leading to the house and garage whilst to the rear is a lovely southwesterly facing garden having a paved and graveled patio area and stocked borders. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Detached House

3 Bedrooms

Living Room

Dining Area & Garden Room

Kitchen & Utility

Garage & Gardens

No Chain Involved

EPC Rating: D



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### Entrance Vestibule

Herringbone style flooring, alarm control panel, cloaks cupboard, leading to the living room.

### Living Room

15'8" max x 14'2" max

The living room has a herringbone style floor, two double radiators, cupboard under the stairs, stairs to the first floor, feature fireplace with gas fire.

### Dining Area

7'9" x 10'3"

Tiled floor, radiator, opening to the garden room.

### Garden Room

8'2" x 9'0"

The garden room has a tiled floor and French doors leading to the garden.

### Kitchen

10'2" x 7'9"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, space for a freestanding cooker.

### Utility

6'7" x 7'10"

Wall mounted gas central heating boiler, tiled floor, double radiator, door to the rear garden and an access door to the garage.

### First Floor

Landing, loft access.

### Shower Room

Wet room style shower room having a pedestal basin with mixer tap, low level WC, walk in shower with rainfall style shower head and an additional shower attachment, tiled walls, chrome towel radiator, recessed spot lighting, storage cupboard.

### Bedroom 1

13'5" max x 9'0" max

Front facing, radiator, range of fitted wardrobes with side drawers and matching side tables, herringbone style floor.

### Bedroom 2

11'2" max x 9'2" max

Rear facing, radiator.

### Bedroom 3

6'6" x 7'11"

Front facing, radiator.

### Garage

Attached single garage accessed via a roller shutter, there is the additional benefit of a electric vehicle charging point

### Externally

Externally there is a front garden and block paved driveway leading to the house and garage whilst to the rear is a lovely southwesterly facing garden having a paved and graveled patio area and stocked borders.

### COUNCIL TAX

The Council Tax Band is Band C.

### TENURE

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

# M I C H A E L   H O D G S O N

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