



Lawson Court
Boldon Colliery, NE35 9NH

Guide Price £165,000

GAO
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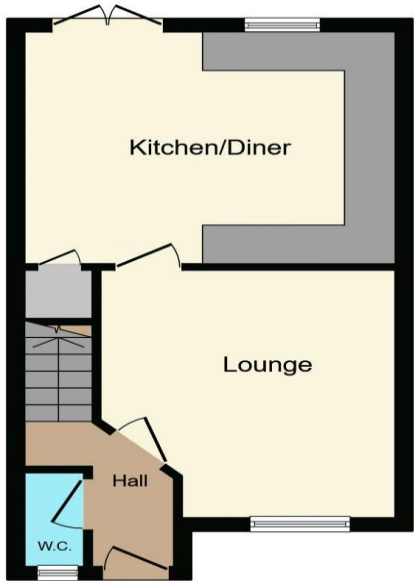


MAIN FEATURES:

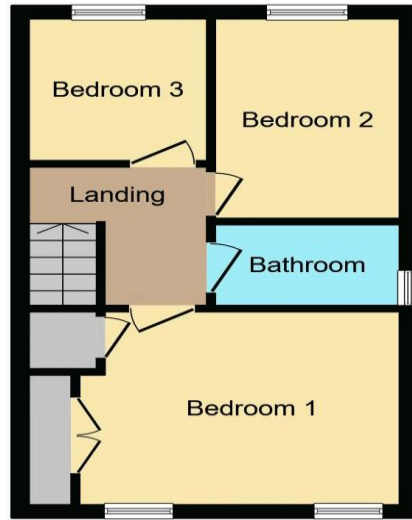
- Well Presented Semi Detached House Benefitting from No Onward Chain!
- Good Size Kitchen/Diner
- Lounge
- Three Bedrooms & Family Bathroom/WC
- Low Maintenance Rear Garden
- Off Road Parking & Garage

Situated in the desirable Lawson Court, this well-presented semi-detached home offers an excellent opportunity for families, first-time buyers, or those looking to upsize. With no onward chain, the property is ready for a smooth and straightforward purchase. The accommodation briefly comprises a bright and spacious lounge, a generous kitchen/diner ideal for modern living and entertaining, three well-proportioned bedrooms, and a family bathroom/WC. Externally, the home benefits from off-road parking and a detached garage, providing ample storage and convenience.

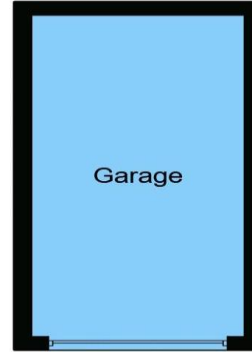
Lawson Court is ideally located within Jarrow, a popular residential area known for its strong sense of community and excellent local amenities. Residents benefit from nearby schools, shops, and leisure facilities, as well as good transport links including easy access to the A19 and Tyne Tunnel, making commuting to Newcastle, Sunderland, and beyond simple. There are also pleasant green spaces and riverside walks close by, perfect for outdoor enjoyment. This property combines comfort, practicality, and a sought-after location, making it a fantastic place to call home. Early viewing is highly recommended to fully appreciate all it has to offer.



Ground Floor



First Floor



Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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