MICHAEL HODGSON

estate agents & chartered surveyors

BERKELEY CLOSE, BOLDON COLLIERY
£330,000

We welcome to the market this extended 3 bed detached bungalow situated on Berkley Close on The Cotswold's in Boldon Colliery boasting a superb location offering easy access to local shops, schools, amenities as well as the A19 and the regions towns and cities. The property is likely to appeal to a wide variety of purchasers and briefly comprises of: Entrance Hall, Living Room, Conservatory, Kitchen / Breakfast Room, Shower Room, 3 Bedrooms and an En Suite. Externally there is a front garden, block paved driveway leading to the house and garage and to the rear is a lovely garden having a decking area, block paved pathways, inset lawn and two garden sheds. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer.

- Detached Bungalow
- Living Room
- Kitchen / Breakfast Room
- No Chain Involved
- 3 Bedrooms
- Conservatory
- Shower Room & En Suite
- EPC Rating: TBC

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Entrance Hall
Radiator, large storage cupboard, double glazed window.

Living Room
18'0" x 12'7"
The living room has a double radiator, feature fireplace with gas fire, coving to ceiling, recessed spot lighting, bi folding doors to the conservatory.

Kitchen/Breakfast Room
8'7" x 9'11"
The kitchen has a range of floor and wall units, double glazed window, breakfast bar, electric oven, gas hob with extractor over, plumbed for washer, space for a freestanding fridge freezer.

Conservatory
11'1" x 12'5"
Range of double glazed windows, radiator, double glazed door to the garden.

Bedroom 1
Rear facing, double glazed window, double radiator.

Walk in Wardrobe
4'10" max x 7'9" max
Range of fitted wardrobes.

En Suite
Low level WC, wall hung wash hand basin with mixer tap, double glazed window, bath with mixer tap and shower attachment, chrome towel radiator, double glazed window, recessed spot lighting.

Bedroom 2
11'10" x 8'8"
Double glazed window, radiator.

Bedroom 3
11'9" x 7'9"
Two double glazed windows, radiator.

Shower Room
Wet room style shower with walk in shower, chrome towel radiator, double glazed window, wall hung wash hand basin with mixer tap, double glazed window, tiled walls,

Externally
Externally there is a front garden, block paved driveway leading to the house and garage and to the rear is a lovely garden having a decking area, block paved pathways, inset lawn and two garden sheds.

Garage
8'8" max x 16'5" max
Wall mounted gas central heating boiler, electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band D.

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

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