









A beautifully presented three bedroom and two reception room end terrace home with the added advantage of a double drive, garage to the side, offers an exciting opportunity to both families and first time buyers. Decorated to a good standard throughout, the property internally comprises entrance hall, lounge, conservatory, dining kitchen, three first floor bedrooms and a bathroom whilst features of note include gas central heating, UPVC double glazing and structured cabling for television and internet to a main Comms cupboard. Externally there are wonderful gardens to the rear with manicured lawns, paved seating areas and a raised timber deck which would allow a sunken hot tub. Enjoying a quiet position on this delightful street well placed for East Boldon village and the A19, this is without doubt this one of the finest examples of its kind on the market today and can only be fully appreciate upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to hallway.

Entrance Hall



Double radiator, wood effect laminate flooring, UPVC double glazed window to front.

Dining Kitchen 14'11" x 14'8"



Maximum dimensions into recess. A good selection of contemporary style base and eye level units with granite coloured working surfaces incorporating a 1 1/2 bowl stainless steel sink unit with pedestal shower tap, integrated appliances include an electric ceramic hob, overhead extractor hood, built under electric oven, automatic washing machine together with an under bench fridge and freezer, UPVC double glazed windows are located to the front and side aspects and a two stool breakfast bar is positioned under one of the windows. Wall mounted preparation for flat screen TV, double radiator, wood effect laminate flooring. Cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators. Understairs storage cupboard.

Inner Lobby

Door leading out to garage.

Living Room 10'10" x 14'8"



Panelled walls, wood effect laminate flooring, double radiator, wall preparation for flat screen TV, opening to conservatory.

Conservatory 7'10" x 8'9"



UPVC double glazed French doors leading out into rear gardens, wood effect laminate flooring.

First Floor Landing

UPVC double glazed window to side.

Bedroom 1 (side) 8'0" x 13'3"



UPVC double glazed window to side, single radiator, wall preparation for flat screen TV.

Bedroom 2 8'3" x 8'10"



UPVC double glazed window to side, large walk in closet with hanging rail, panelling to walls, wall preparation for flat screen TV, double radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 6'7" x 9'3"



UPVC double glazed window to rear, double radiator.

Bathroom



Low level WC with concealed cistern, washbasin vanity unit with cupboards under, illuminated mirror, panel bath with shower mixer tap - attractive white suite with contemporary coloured wall and floro tiles, UPVC lined ceiling, wall mounted extractor unit, UPVC double glazed window.

Outside



Double drive to the front with off street parking for up to three cars leading to attached brick garage to the side with electric remote control door. Enclosed lawns gardens to the rear with a stunning patio seating area.

Garage 9'5" x 26'2"

UPVC double glazed door to rear together with with double glazed window. Strip lighting. Sockets. Interconnecting door to inner hall.

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.

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

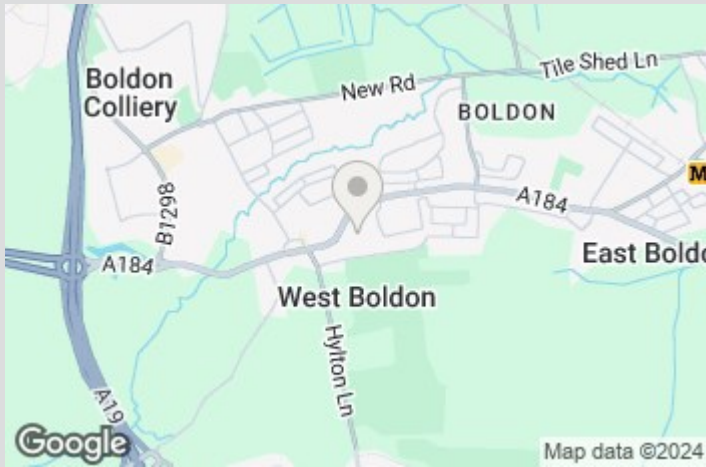
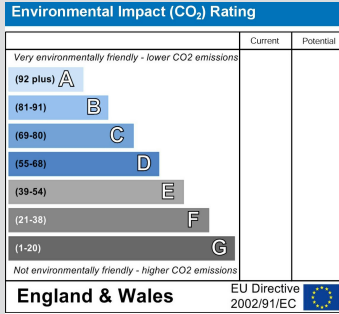
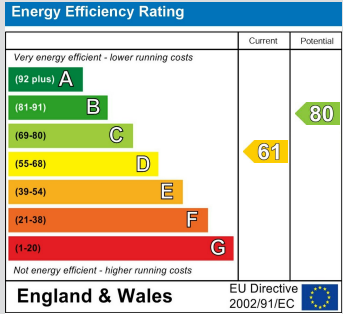
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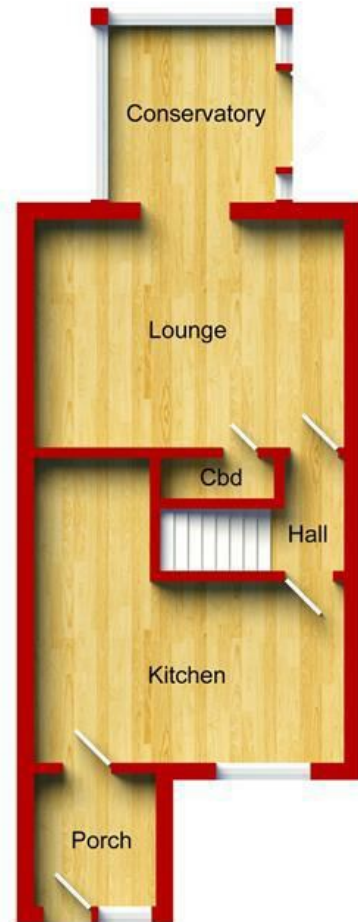
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Ground Floor
Approximate Floor Area
(45.90 sq.m)



First Floor
Approximate Floor Area
(35.40 sq.m)

