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North Road, Boldon Colliery

Offers over £140,000













Nestled on North Road in Boldon Colliery, this substantial end of terrace home offers a delightful blend of spacious accommodation and charming period features, all presented to a high standard. As you step through the entrance hall, you are greeted by decorative ceramic flooring that sets the tone for the rest of the property. The open plan living spaces provide a versatile layout, perfect for both relaxation and entertaining. French doors lead out to the rear garden, allowing natural light to flood the area, while two impressive fireplaces serve as striking focal points in the living rooms. The kitchen is thoughtfully designed, ensuring functionality and ease for family living. Adjacent to the kitchen, you will find a smart family bathroom that caters to all your needs. Ascending to the first floor, the master bedroom spans the full width of the property and boasts a comprehensive range of fitted wardrobes, providing ample storage space. Additionally, there is a generous double bedroom at the rear, perfect for family or guests. This home is ideal for those seeking a super family residence in a convenient location. With its blend of character and modern living, it is a must-see for anyone looking to settle in this charming area. We invite you to view this lovely property and discover all it has to offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door to the entrance hall.

### Entrance Hall



Radiator, opening into the dining room.

### Lounge 12'11" x 12'7"



Double glazed bay window to the front, radiator, built in feature fireplace, vertical radiator. Open plan into the dining room.

### Dining Room 16'0" x 13'1"



Double glazed UPVC French doors to the rear, radiator, stairs to the first floor and a door to the kitchen.

### Kitchen 9'3" x 8'2"



Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hob and an extractor hood. Space has been provided for a washing machine and a tumble dryer. Double glazed window to the rear elevation, wall mounted boiler and open into the rear hall.

### Rear Hall

Cupboard providing space for fridge freezer, UPVC door to the rear and door to the bathroom.

### Bathroom



Low level WC, hand wash basin with LED mirror over, bath with overhead shower, chrome heated towel rail and a double glazed window to the rear.

## First Floor Landing



Double glazed window, radiator and access hatch to loft.

### Bedroom 1 13'1" x 12'11"



Double glazed window to the front, radiator, built in wardrobes.

### Bedroom 2 13'8" x 10'2"



Double glazed window to the rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Low maintenance courtyard with a wooden gate to the rear.

## Tenure FH

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

## Council TaxBand

The Council Tax is Band A.

## Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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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 £300.00 by Movewithus Ltd.

## Viewings Srd

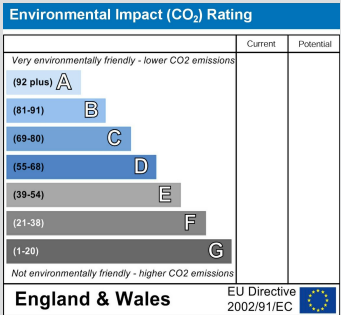
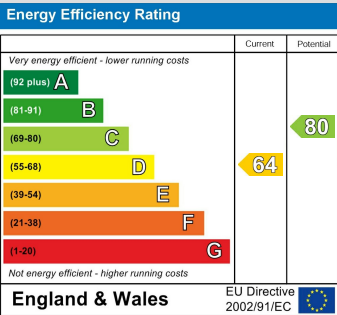
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Opening Times

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

## Ombudsman

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



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