









An exciting opportunity to purchase a beautifully presented modern detached home which enjoys a lovely open plan position to the ground floor and features three first floor bedrooms and sits within a lovely plot with private gardens to the side and rear, screen behind a mature private hedge. Perfect for first time buyers and families alike, the property internally boasts accommodation comprising a reception hall with ground floor WC, an open plan living room with dining area and kitchen together with a separate utility, three first floor bedrooms and a bathroom whilst the property also benefits from gas central heating and UPVC double glazing. Decorated to a good standard throughout, the property is located in a very convenient position set close to a good range of village amenities including schools, local shops on East Boldon front street and also within easy reach of the A19 making it perfect for those commuting across the wider North East region. A beautiful home throughout, the internal accommodation is guaranteed to impress all who view and immediate internal inspection comes highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to entrance hall.

Entrance Hall



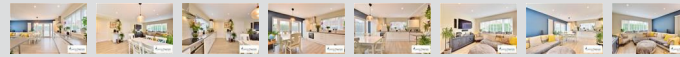
Storage cupboard, radiator, stairs to the first floor and doors to

Separate WC



Low level WC, wash hand basin, vanity unit and double glazed window.

Open Plan Kitchen/Dining and Living Area 22'9" x 17'5"



Range of modern wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer. Integrated appliances include an oven, electric hobs and cooker hood, space for low level fridge and freezer, double glazed window to the front and rear, two radiators, double glazed UPVC French doors to the rear. Door to utility.

Utility 5'2" x 5'0"



Wall units and counter tops providing space for washing machine and a tumble dryer, radiator, double glazed window and Composite door to rear and a door to further storage space.

First Floor Landing



Storage cupboard and doors to bedrooms one, two and three and to the bathroom/WC.

Bedroom 1 12'6" x 10'5" max



Double glazed window to front, double radiator, built in sliding door wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'5" x 8'3"



Double glazed window to rear, and a radiator.

Bedroom 3 9'1" x 7'5"



Double glazed window to front and a radiator.

Bathroom/WC



Low level WC, wash hand basin, vanity unit, bath with

waterfall shower over, chrome heated towel rail and double glazed window to rear.

Outside



Low maintenance garden to the front with a block paved driveway providing off street parking, to the rear is a generous laid to lawn wrap round garden.

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 D.

Important Notice

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Viewings Srd

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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
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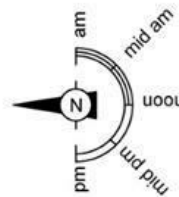


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Ground Floor
Approximate Floor Area
(43.30 sq.m)



First Floor
Approximate Floor Area
(43.30 sq.m)

1A Shelley Avenue