















This surprisingly spacious four bedroom two bathroom and three reception room semi detached home with the added bonus of a ground floor study making it perfect for home workers, offers an excellent opportunity to those families who wish to live in the highly desirable residential district of East Boldon. Finished to a very good standard throughout, the property has been tastefully decorated and offers "Turnkey" living accommodation ideal for those purchasers searching for a "ready to move into" home. Internal accommodation includes an entrance porch, reception hall, cloakroom with adjoining shower room, lounge, dining room, large L shaped well equipped kitchen, garden room, ground floor study whilst at first floor level there are four well proportioned bedrooms and a family bathroom. Benefiting from gas central heating, UPVC double glazing and having a partially floored loft space, the property externally occupies a lovely corner plot and has private gardens to the front and rear and a double drive to the side. Walking distance from an outstanding range of amenities including Blacks Corner, Delicatessens, Sainsburys and various restaurants, real ale and gastro pubs, this wonderful home offers excellent transport links through to Sunderland City Centre, Newcastle Upon Tyne and Durham City, whilst its close proximity to the A19 also provides excellent commuting links to the wider North East region. Immediate internal inspection is highly recommended!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Composite door to

## Entrance Porch

Tiled floor, Georgian design glazed door to

## Reception Hall

Spindle balustrade staircase, single radiator, covered corning to ceiling.

## Cloakroom 9'7" x 7'3"



Bespoke oak cupboards, shelving, hanging rails and shoe compartment all in solid oak. Leading to

## Ground Floor Shower Room



Low level WC, wall mounted washbasin vanity unit with drawers under, walk in shower enclosure with Rainforest

showerhead and secondary riser, sliding glass screen - attractive white suite with chrome designer heated towel rail, decorative floor tiles, part tiles walls, UPVC double glazed window, LED downlights and wall mounted extractor unit.

## Lounge 14'11" x 17'5"



Maximum dimensions into square bay with UPVC double glazed windows overlooking the gardens to the front, living flame gas fire with timber surround, marble insert and hearth, covered corning to ceiling, dado rail, double radiator. Open plan to

## Dining Room 10'3" x 12'3"



UPVC double glazed window to rear overlooking landscaped gardens.

## Kitchen 17'5" x 14'8"



L shaped room, maximum dimensions featuring an

extensive range of base and eye level units wood coloured working surfaces and upstands together with downlighting, tiled splashbacks and a single drainer stainless steel sink unit with pedestal mixer tap. Integrated appliances include an electric ceramic hob with overhead extractor hood and built under electric oven whilst space and plumbing is provided for automatic dishwasher and washing machine, Space also provided for an American style fridge freezer. Built in cabinets include a wine rack with fitted shelving and cupboards under. Tile effect vinyl cushion flooring. Double glazed windows and door are located to side providing access out into the rear gardens, understairs storage cupboard, additional UPVC double glazed windows to side, double radiator.

## Study 6'0" x 9'5"



UPVC double glazed window to side, single radiator.

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# MAIN ROOMS AND DIMENSIONS

**Garden Room 7'8" x 16'1"**



Tiled flooring with under floor heating, UPVC double glazed French doors lead out to rear garden and accessing college set patio, wall preparation for flat screen TV, UPVC double glazed window to side, double radiator.

## First Floor Landing

Access point to partially floored out via slingsby design aluminium ladders, coved cornice to ceiling, single radiator.

**Bedroom 1 14'4" x 10'1"**



UPVC double glazed window to front, double radiator.

**Bedroom 2 (front) 11'0" x 11'3"**



UPVC double glazed window to front, double radiator, bulk head cupboard.

**Bedroom 3 (front & side) 9'6" x 10'2"**



Double radiator.

**Bedroom 4 (rear) 10'1" x 7'1"**



Double radiator and UPVC double glazed window.

## Bathroom



Low level WC, washbasin vanity unit with cupboards under, panel bath with overhead shower featuring Rose shower

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# MAIN ROOMS AND DIMENSIONS

head and glass screen - attractive white suite with part tiled walls, feature recess, period style heated towel rail, UPVC double glazed window to side, wood effect flooring.

## Outside



The property occupies a well proportioned corner plot and features lawns to the front and side gardens and high level mature hedge provides privacy at the front and along the side, whilst to the side of the property there is a double length drive and to the rear gardens which feature an impressive selection of soft landscaping with mature trees, shrubs and privets including a Twisted Willow, Weeping Birch and Hazelnut tree, whilst the patio overlooks a lawned section and gets a good amount of sunshine during the day.

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Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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## Important Notice Part 2

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## Sea Road Viewings

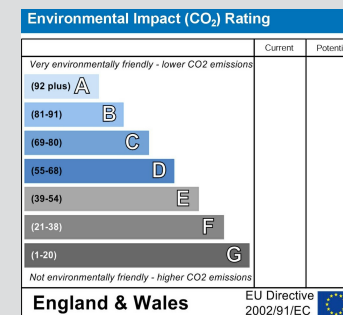
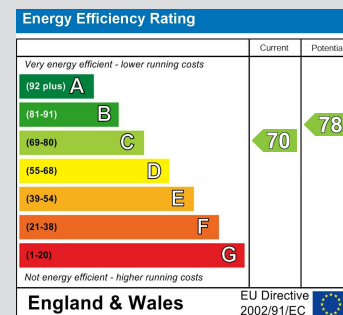
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

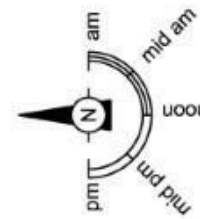
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Ground Floor  
Approximate Floor Area  
(77.49 sq.m)



First Floor  
Approximate Floor Area  
(52.37 sq.m)

36 Lyndon Grove