









This charming double fronted four bedroom and four reception roomed Edwardian terraced home with generous internal living accommodation is ideal for those space hungry families who wish to live in this desirable residential locality.

With an excellent selection of original architectural features, the property is well modernised throughout and features internal accommodation comprising entrance porch, reception hall serving the lounge and sitting room to the front aspect of the building, a dining room, kitchen, garden room, shower room/utility, whilst at first floor level there are four well-proportioned rooms and a family bathroom. Benefiting from gas central heating and UPVC double glazing, the property has wonderful courtyard to the front and a large, enclosed courtyard to the rear offering secure off street parking a very useful worktop which could be used as a home office or gym.

Walking distance from an outstanding range of amenities in this sought-after position in the heart of the highly regarded village of East Boldon, perfectly placed for access to excellent local schools, shopping facilities and the Metro system, this superb period home is sure to command a huge level of interest and should be viewed as a matter of urgency to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Reception Hallway



Staircase to first floor with understairs storage cupboard, double radiator, wall panelling, coved cornice and ceiling rose, and tiled floor.

Lounge 14'2" plus bay x 12'2" into recess



Double glazed bay window to front, coved cornice and ceiling rose, double radiator, solid wood flooring and fireplace with original surround tiled hearth.

Sitting Room 13'1" plus bay x 12'2" into recess



Currently used as a bedroom, double glazed bay window to front, coved cornice and ceiling rose, double radiator and cast iron fire with surround and tiled hearth.

Dining Room 12'9" x 16'6" into alcoves



Currently used as a bedroom, double glazed window, double radiator, coved cornice and ceiling rose. Fitted drawers.

Kitchen 13'1" x 14'1"



Comprehensive range of base and eye level unit with granite working surfaces, Belfast sink with mixer tap, range style oven, stainless steel extractor hood, spotlights, tiled splashback, tiled floor, cupboard with wall mounted Baxi combi boiler, 2 Velux windows, chrome plated heated towel rail. French doors to

Garden Room 19'3" x 11'4"



Into bay with French doors, solid wood flooring, Velux windows and two double radiators. Door to rear courtyard.

Shower Room/Utility



Low level WC, washbasin vanity unit and walk in shower cubicle, two heated towel rails, solid wood flooring, Velux window and storage cupboard.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Wall panelling, ceiling rose and access to the loft via loft hatch.

Master Bedroom 12'9" x 11'5"



Double glazed window to rear, ceiling rose, fireplace with cast iron inset and feature surround, walk in wardrobes and double radiator.

Bedroom 2 13'3" x 12'2"



Double glazed window to front, coved corning and single radiator.

Bedroom 3 14'2" x 12'3"



Double glazed window to front, double radiator and fireplace with feature surround.

Bedroom 4/Study 6'11" x 5'11"



Double glazed window to front, coved corning and single radiator.

Family Bathroom



Low level WC, washbasin and bath, tiled walls, single radiator, double glazed windows to rear, solid wood flooring.

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Outside



Block paved rear garden with electric shutters providing off street parking for 2 cars, gravelled area.

Home Office/Gym 11'10 x 14'0

Important Notice Part 1

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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Sea Road Viewings

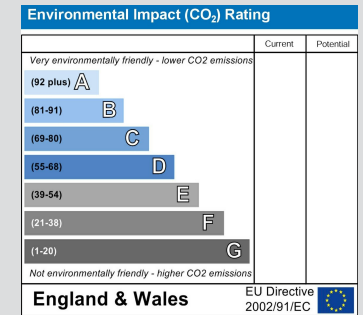
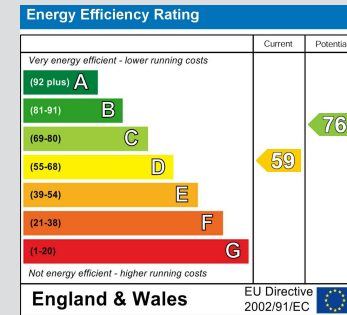
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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