

3 bed semi-detached house to buy in NE35

Wells Street, Boldon Colliery, Tyne and Wear, NE35 9AE

£160,000

x 3 x 1 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN / FAMILY BATHROOM
- PRIVATE FRONT AND REAR
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

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Branch Manager
Jarrow

0191 4897431
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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents welcome to the market this inviting Three Bedroom Semi-Detached family home, situated in the picturesque community of Boldon Colliery. Offering generous proportioned rooms in addition to modern fitted kitchen and family bathroom, this property would make an ideal first time buy.

The property is strikingly presented and immediately radiates a homely feel, accentuated by two warm and welcoming reception rooms. These rooms offer ideal space for entertainment or relaxation and have plenty of natural light brought in through large windows creating a light and airy ambience throughout.

The home is well-equipped with a distinctly modern fitted kitchen. Complete with ample storage and workspace, the kitchen is ideally structured for cooking and dining alike. This space, paired with the modern amenities provided, is sure to inspire culinary creativity.

One additional key feature to highlight is the comprehensive family bathroom. The bathroom exhibits chic design elements and is fitted with up-to-date amenities for your convenience.

This residential sale promises a blend of comfort and modern living. Its fantastic location adds to its charm as well, with convenience to local attractions without compromising on the peaceful environment. Externally your will notice the large established gardens, furthermore the property benefits from part garage conversion and off street parking.

Call Pattinson Estate Agents today to arrange a viewing: 0191 4897431 or Email: jarrow@pattinson.co.uk

Council Tax Band: B

Tenure: Freehold

Price: £160,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

External Front

Private enclosed walled Garden, paved patio, lawn, gated access to rear aspect, external lighting, external power;



Entrance/Hallway

4.86m x 1.80m (15'11" x 5'10")

UPVC part glazed door leading to Entrance, Oak staircase with glazed panels to first floor, gas central heating radiator, built in storage, laminate flooring;



Cloak

1.27m x 0.76m (4'2" x 2'5")

W/C, wash hand basin, laminate flooring, double glazed window to side aspect;



Lounge

4.76m x 3.44m (15'7" x 11'3")

Double glazed window to front aspect, gas central heating radiator;

Lounge.



Kitchen

2.90m x 2.68m (9'6" x 8'9")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, free standing gas oven with extractor over, plumbing for washing machine, space for fridge freezer, tiled splashbacks, recess lighting, ceramic tiled flooring, double glazed window to rear aspect, UPVC part glazed door to Garden;



Dining Room

2.90m x 2.70m (9'6" x 8'10")

Gas central heating radiator, French doors leading to Garden;



First Floor Landing

3.32m x 2.04m (10'10" x 6'8")

Double glazed window to side aspect, built in storage, loft access;



Bedroom One

3.59m x 3.21m (11'9" x 10'6")

Double glazed window to front aspect, gas central heating radiator, built in storage;



Bedroom Two

3.33m x 3.21m (10'11" x 10'6")

Double glazed window to rear aspect, gas central heating radiator, built in wardrobe;



Bedroom Three

2.43m x 2.04m (7'11" x 6'8")

Double glazed window to front aspect, gas central heating radiator, built in wardrobe;



Family Bathroom

1.78m x 2.07m (5'10" x 6'9")

A suite consisting of walk in shower with mains shower, W/C with enclosed cister/combination vanity wash hand basin, recess lighting, grey towel gas central heating radiator, double glazed window to rear aspect;



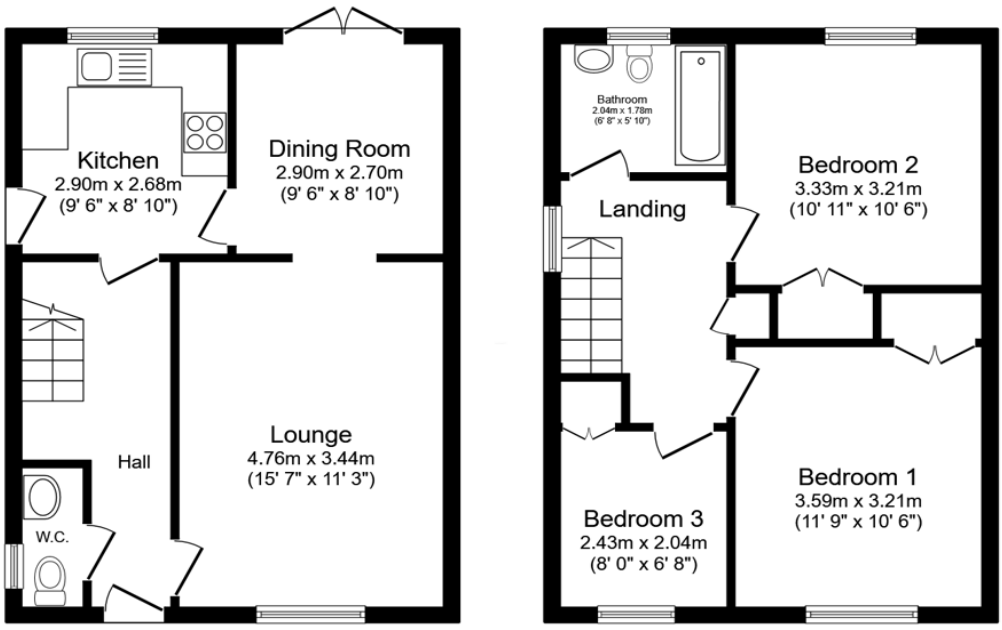
External Rear

Private enclosed Garden with block paved patio, lawn, external water source, eternal storage with power, decked patio to rear, gated access to front aspect, gated access to rear lane;



Garage

Up & over Garage door, French doors leading to Garden, off street parking;

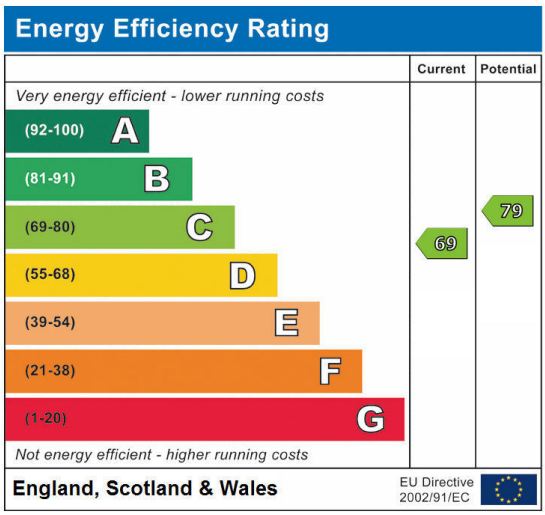


Ground Floor
Floor area 42.5 sq.m. (458 sq.ft.)

First Floor
Floor area 42.5 sq.m. (458 sq.ft.)

Total floor area: 85.0 sq.m. (915 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Wells Street, Boldon Colliery, Tyne and Wear, NE35 9AE

Contact your local branch today for more information on this property:

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