



3 bed semi-detached house to buy in NE35

Brooke Avenue, Boldon Colliery, Boldon Colliery, Tyne and Wear, NE35 9ES

£230,000

 x3  x1  x1

Tenure

Freehold

Off Street parking

Property features

- ✓ BEAUTIFULLY PRESENED AND MAINTAINED
- ✓ THREE BEDROOM SEMI DETACHED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EARLY VIEWING IS ESSENTIAL..

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
south.shields@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

| BEAUTIFULLY PRESENTED AND MAINTANED | LARGE THREE BEDROOM SEMI DETACHED | GAS CENTRAL HEATING | DOUBLE GLAZED | INTEGRATED KITCHEN | NO UPPER CHAIN |

We are delighted to offer to the market this beautifully presented and maintained three bedroom semi detached house on the sought after Brooke Avenue, Boldon Colliery. Known for being the larger that most properties on the estate the property is well placed for amenities and would make a fantastic family home.

Comprising briefly :- Composite door to the entrance hallway with doors to the lounge and cloak room, stairs to the first floor landing. The kitchen leads from the lounge while to the first floor landing lie bedroom one, bedroom two, bedroom three and bathroom.

Externally an enclosed garden lies to rear, set to lawn with borders and shrubs as well as a paved patio. A double driveway to the front provides ample off street parking..

Council Tax Band: A

Tenure: Freehold

Price: £230,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1955

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Entrance

Composite door to the entrance porch and on to the hallway. Doors to the lounge and cloak room, stairs to the first floor landing.



Lounge

Double glazed window to the front and central heating radiator
Bi-folding doors to the rear leading to the patio. Door to the kitchen.



Kitchen

Fully integrated kitchen with a range of wall and base units, roll top work surfaces, sink unit with boiling water tap. Electric oven and ceramic hob. Integrated dishwasher, fridge/freezer and automatic washing machine. Double glazed window to the rear and built in storage cupboard housing a re-fitted combi boiler.



Cloak room

Low level w.c. and wash basin.



Bedroom One.

Three double glazed windows to the front, fitted wardrobes and central heating radiator.



Bedroom Two

Double glazed windows to the front and side, fitted wardrobes and central heating radiator.



Bedroom Three

Double glazed window to the rear, fitted wardrobes and central heating radiator.



Bathroom

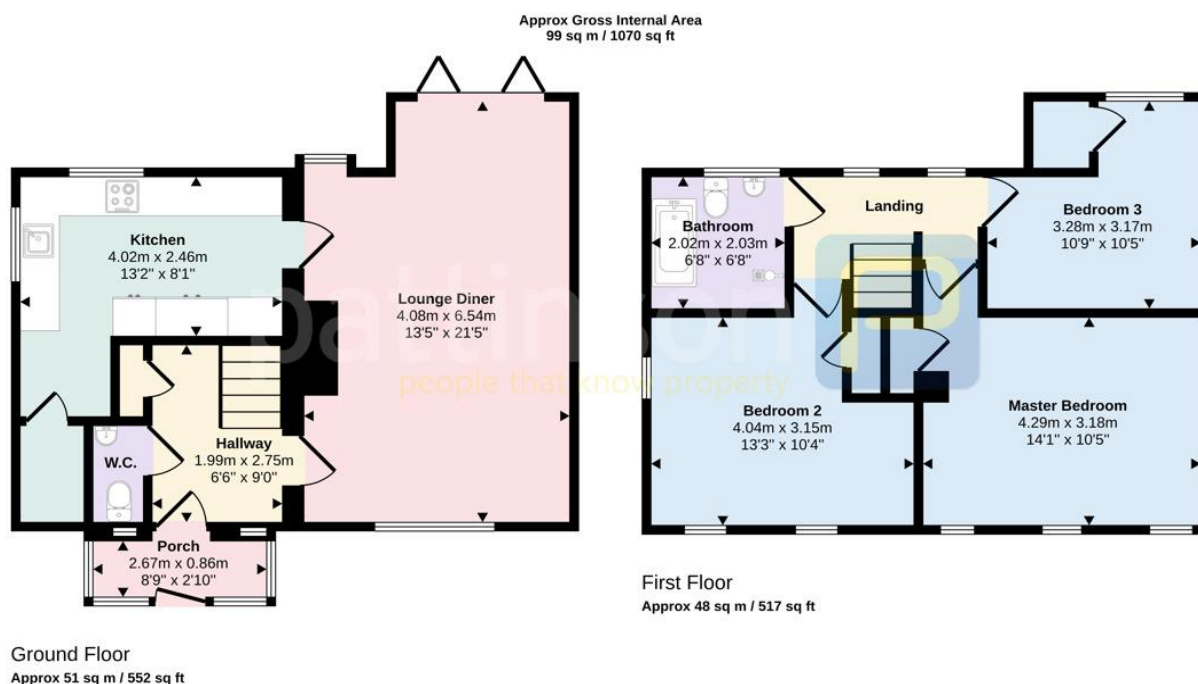
Comprising low level w.c., walk in shower cubicle, free standing bath and wash basin. Double glazed window to the rear and towel warming radiator.



External

An enclosed west facing garden lies to the rear set to lawn with borders and shrub and paved patio. To the front an driveway provides ample off street parking.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Brooke Avenue, Boldon Colliery, Boldon Colliery, Tyne and Wear, NE35 9ES

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

**7 Charlotte Terrace, South Shields, Tyne and Wear, Tyne & Wear, NE33 4NU, Tel: 0191 4540488,
south.shields@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

