3 bed semi-detached house to buy in NE35

Burns Avenue, Boldon Colliery, Tyne and Wear, NE35 9EF

£184,950

x 3 x 2 x 1

Tenure

Freehold

Driveway parking

Property features

- 3 bedroom family home
- Desirable location
- Ideal for first time buyers and Investors
- Close to local amenities

Key Information

- Council Tax: Band B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this spacious three-bedroom semi-detached family home, perfectly situated in the highly sought-after Boldon Colliery area of South Tyneside.

Positioned in a premier residential area, this property benefits from excellent local schooling, fantastic retail amenities at the nearby Boldon Shopping Centre, and seamless transport links for an easy commute into Sunderland, South Shields, and Newcastle.

This property represents an incredible opportunity for buyers looking to put their own stamp on a well-proportioned home. Offered as an exciting blank canvas, the residence is bursting with potential and provides the perfect canvas for first-time buyers, growing families, or investors looking to customise, modernise, and refresh a property to their exact taste and style.

The ground floor layout is bright, spacious, and highly functional. A welcoming entrance hallway guides you into the property, featuring stairs to the first floor and access to a highly convenient downstairs W/C. The heart of the home is the notably large living room, which offers a fantastic and versatile space for family relaxation. Leading directly off the living room is a generous conservatory that floods the ground floor with natural light and provides views and direct access out to the rear garden. Conveniently positioned off the living room is a well-appointed kitchen, complete with a practical layout and ample cabinetry.

Moving upstairs, the first-floor landing leads to three well-proportioned bedrooms, each offering excellent family accommodation with plenty of space for wardrobes and storage. Servicing the first floor is a good-sized family bathroom, centrally located for convenience.

Externally, the property boasts fantastic outdoor spaces. The front features a large, low-maintenance block-paved driveway providing ample off-street parking for multiple vehicles. To the rear, you will find an enclosed garden with a generous lawn area, offering a private space that is perfect for children to play, outdoor entertaining, or creating your own tailored garden retreat.

Early viewings are highly recommended to fully appreciate the sheer scale, layout, and incredible potential this home has to offer.

Please contact the team at Pattinson Estate Agents today to arrange your viewing appointment.

Council Tax Band: B

Tenure: Freehold

Price: Offers in the region of £184,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room

Kitchen

Dining Room

Conservatory

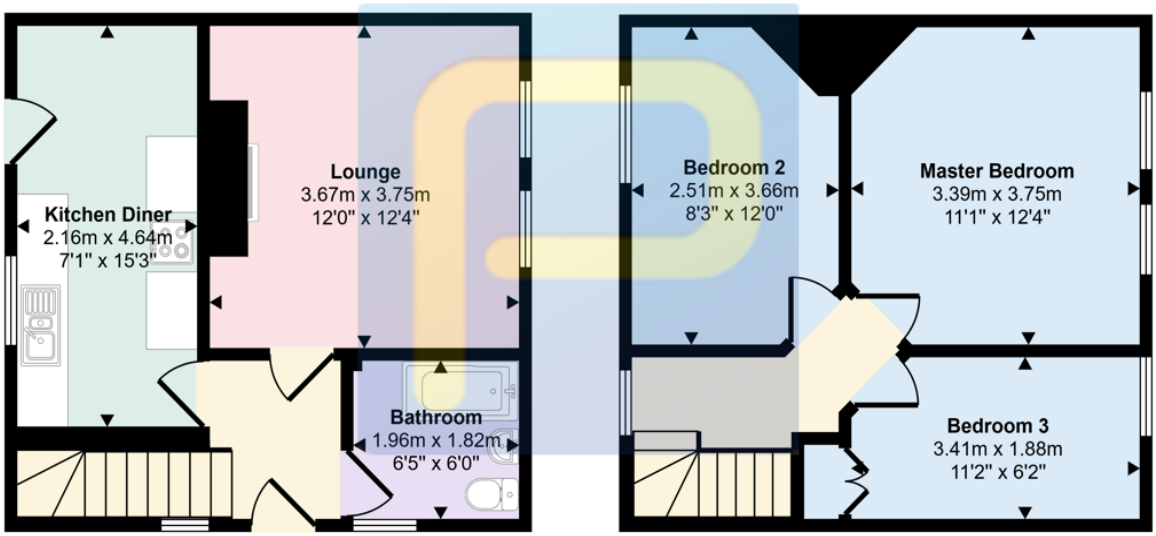
W/C

Bedroom 1

Bedroom 2

Bathroom

Approx Gross Internal Area
68 sq m / 735 sq ft



Ground Floor
Approx 34 sq m / 367 sq ft

First Floor
Approx 34 sq m / 368 sq ft

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.

Burns Avenue, Boldon Colliery, Tyne and Wear, NE35 9EF

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

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