



Langdale Way, East Boldon

Offers Over £350,000

 4  2  1  C

RICHARDSONS 



# Langdale Way East Boldon, NE36 0UG

- FOUR BEDROOMS
- LARGE DRIVEWAY
- NEUTRAL DECOR
- SPACIOUS ACCOMODATION
- IMPECCABLE FINISH
- NEWLY FITTED KITCHEN
- LARGE REAR GARDEN
- EPC RATING C



Offers Over £350,000



Richardsons are delighted to welcome to the market this superb four bedroom detached property situated in this most sought after area of East Boldon - perfect for the growing families or those wanting a ready to move into home. Benefitting from premium finishes throughout the home including new lighting, windows and doors, this immaculate home is close to local schools, shops, public transport and excellent road links to Sunderland, Newcastle and Durham.



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Floor plan comprises: to the ground floor there is a welcoming entrance hall providing access to the extensive open plan kitchen diner, and to the left a stunning 22ft lounge with large French doors leading to rear enclosed garden. An under stairs WC is available to the rear of the property.

The recently fitted kitchen/diner is perfect for entertaining, offering a comprehensive range of wall and floor units with stainless steel trim and under floor heating plus a full range of premium integrated appliances, including stainless steel double oven, induction hob, microwave, dishwasher, wine cooler, washing machine and fridge freezer. The room provides family dining to the front, as well as a stylish breakfast bar.

To the first floor, the open landing houses access to the four well proportioned bedrooms and family bathroom. The beautifully presented large main bedroom is situated to the front of the property, with modern en-suite, providing neutral grey tiling and chrome towel rails. Bedroom two is another good double size, currently acting as a guest room. The third and fourth bedroom also offer neutral décor throughout, and are of similar size. Completing the home is a large family bathroom, with overhead shower.

Externally there is a block paved drive for up to five cars, a detached garage with up and over garage door and low maintenance, well manicured garden to the front of the property. Rear enclosed garden houses two patio areas, one with decking and one paved, as well as a lawned area fitted with AstroTurf, external lighting and external power points.

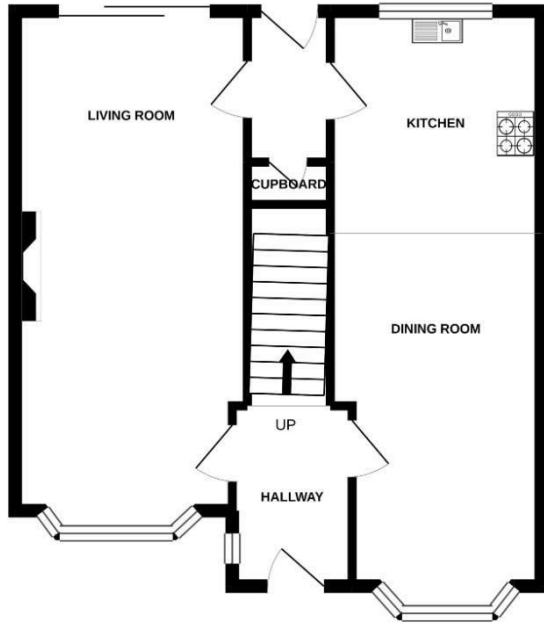
This property requires an internal inspection to truly appreciate the accommodation being offered. To secure a viewing in the first instance please contact our office or visit our website.

<b>LOUNGE</b>	22'0" x 10'5" (6.71m x 3.2m)
<b>KITCHEN/DINER</b>	25'3" x 12'5" (7.72m x 3.81m)
<b>MAIN BEDROOM</b>	15'10" x 10'5" (4.83m x 3.2m)
<b>BEDROOM TWO</b>	12'2" x 10'9" (3.71m x 3.3m)
<b>BEDROOM THREE</b>	8'5" x 9'8" (2.57m x 2.95m)
<b>BEDROOM FOUR</b>	8'5" x 9'8" (2.57m x 2.95m)
<b>ENTRANCE HALL</b>	
<b>BATHROOM</b>	
<b>EN SUITE</b>	

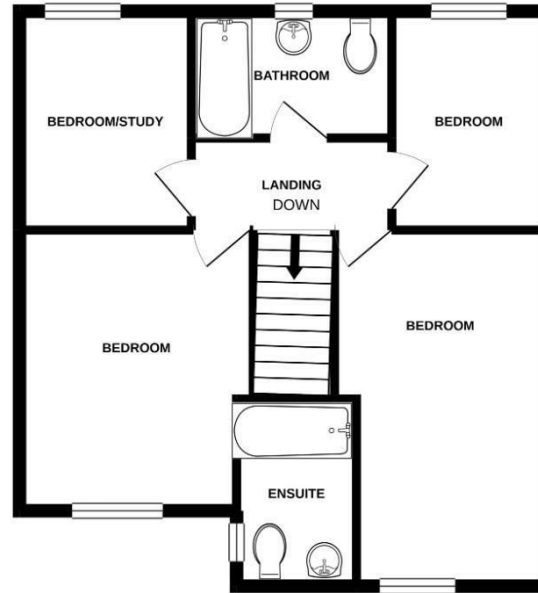




GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	75	86
	EU Directive 2002/91/EC	

## Viewing

Please contact our Richardson Estates Office on 01912903770 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.