









Enjoying a favourable situation just off East Boldon Front Street and within easy reach of a superb range of village amenities, this popular style three bedroom end link villa, offers a comfortable living space which is easy to maintain and economic to run.

Perfect for families and first time buyers, the property internally comprises reception hall, ground floor WC, lounge, open plan kitchen/diner, three first floor bedrooms and a bathroom all benefiting from gas central heating and UPVC double glazing. To the exterior there are attractive gardens to the front and rear and parking in a cul-de-sac set behind the development with a garage.

Walking distance from good schools, East Boldon Golf Course and Tennis Club, the property is also well placed for East Boldon Metro Station and major routes into Sunderland and out to the wider North East conurbation including Newcastle Upon Tyne and Durham City. Only upon internal inspection can you fully appreciate the charming features this home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Radiator, skylight and staircase to first floor.

Lounge 13'2" x 15'7"



Double glazed window to front and electric fire. Double door leading into kitchen/diner.

Kitchen/Diner 16'6" x 12'11"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob with hood, microwave and dishwasher. Space provided for a washing machine and fridge freezer. Storage cupboard, double

glazed window and UPVC French doors to rear. Electric Underfloor Heating.

Ground Floor Washroom



Low level WC and washbasin set into vanity unit, chrome radiator and double glazed window to front.

First Floor Landing



2x storage cupboards, and access point to partially boarded loft.

Bedroom 1 10'2" x 13'6"



Double glazed window to front, radiator and built in wardrobes.

Bedroom 2 8'11" x 13'2"



Double glazed window to rear and radiator.

Bedroom 3 7'2" x 9'9"



Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC and hand wash basin set into vanity unit, and walk in waterfall shower, double glazed window to front and chrome heated towel rail.

Outside



Attractive gardens to the front and rear and parking in a cul-de-sac set behind the development with a garage.

Council Tax Band

The Council Tax is Band C.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if

contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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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 £300.00 by Movewithus Ltd.

Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on .

Opening Times

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

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾

88.5 m²

953 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.