



## 2 bed semi-detached house to buy in NE36

Don View, West Boldon, East Boldon, Tyne and Wear, NE36 0JB

**£145,000** Offers Over

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ TWO BEDROOM SEMI DETACHED
- ✓ BRIGHT & AIRY OPEN PLAN LOUNGE / DINING ROOM
- ✓ MODERN FITTED KITCHEN
- ✓ CONTEMPORARY FAMILY
- ✓ EPC Rating C

## Key Information

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

## Description

Proudly presenting this charming two-bedroom, semi-detached property located in the idyllic region of West Boldon, East Boldon. Radiating character and potential to upscale, this residential property is a fantastic opportunity for both first-time buyers and those seeking a turn-key property.

The property greets you with a warm and welcoming entrance that seamlessly transitions into a bright and airy open lounge / dining room. This spacious area is flooded with light, complementing the soothing colour palette and creating an uplifting space where one can relax and unwind after a long day.

The kitchen area serves as the heart of the home, thoughtfully laid out, the kitchen is equipped with functional fixtures and fittings.

Two generously-sized bedrooms offer restful sanctuaries with plenty of natural light and storage space. The bedrooms are serviced by an immaculately presented family bathroom, featuring modern conveniences..

Externally, the property boasts a generous plot which compliments the well-proportioned internal layout of the home. This amazing family home also benefits from an Out-house providing copious amounts of storage facility or the possibility of extending the property to incorporate Utility and ground floor cloak.

In terms of location, West Boldon, East Boldon is an area known for its friendly community, good schools and excellent transport links and desirable location.

In conclusion, this two-bedroom semi-detached property boasts a potent blend of location, comfort, and potential. We highly recommend arranging a viewing to truly appreciate what this home has to offer. Don't hesitate, properties in this area are highly sought after and won't be available for long.

Call PATTINSON JARROW Today: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £145,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

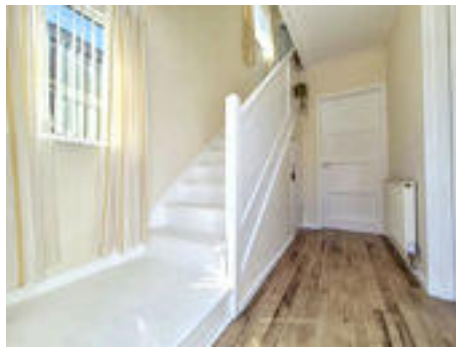
Private enclosed walled garden, established borders set to lawn, gated access to rear garden, Upvc door leading to Outhouse;



## Entrance/Hallway

3.05m x 2.00m (10'0" x 6'6")

Upvc part glazed door leading to entrance, stairs to first floor, gas central heating radiator, built in storage, double glazed window to side aspect;



## Open Plan Lounge / Dining Room

6.67m x 4.24m (21'10" x 13'10")

Dual aspect double glazed windows, gas fire with feature surround, gas central heating radiators, laminate flooring;



## Open Plan Lounge / Dining Room.



## Open Plan Lounge / Dining Room..



## Kitchen

3.49m x 2.30m (11'5" x 7'6")

A range of wall, display and base units complemented by contrasting work surfaces, inset stainless steel sink with mixer tap over, integrated double electric oven, electric hob with extractor over, integrated washing machine, space for fridge freezer, gas central heating radiator, combi boiler, laminate flooring, double glazed window to rear aspect;



## Open Plan Lounge / Dining Room...



## Kitchen.



## Out-House

Upvc door leading to front aspect, storage areas, power & lighting source, door leading to established rear garden;



## First Floor Landing

Double glazed window to side aspect, loft access;



## Bedroom One

3.04m x 5.30m (9'11" x 17'4")

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



## Bedroom One.



## Bedroom Two

2.65m x 4.40m (8'8" x 14'5")

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



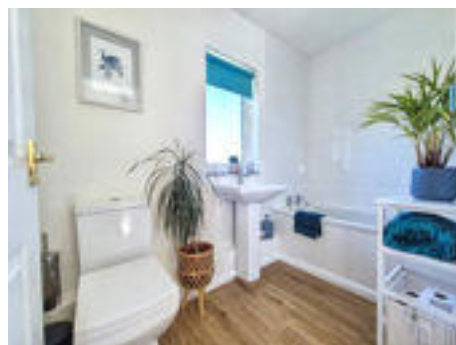
## Bedroom Two.



## Family Bathroom

1.65m x 2.88m (5'4" x 9'5")

A suite comprising; Bath with electric shower, pedestal wash hand basin, w.c, part tiled walls, laminate flooring, dual aspect double glazed windows;



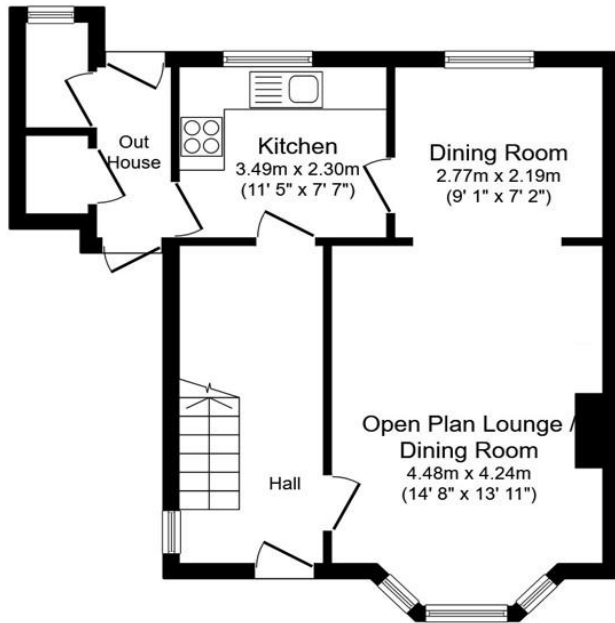
## Family Bathroom.



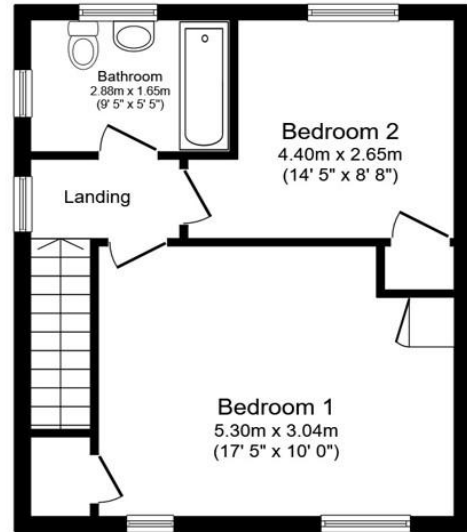
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## External Rear

Private enclosed established garden, well maintained lawn, external water source, gated access to front aspect; (Image to follow)



**Ground Floor**  
Floor area 45.6 sq.m. (491 sq.ft.)



**First Floor**  
Floor area 39.4 sq.m. (424 sq.ft.)

Total floor area: 84.9 sq.m. (914 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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