



To buy

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

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

# £159,950

 x2
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ TWO BEDROOM DEMI DETACHED
- ✓ BRIGHT & AIRY LOUNGE
- ✓ OPEN PLAN KITCHEN / DINER
- ✓ MODERN FITTED KITCHEN
- ✓ EPC Rating C

On Street parking

## 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, 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 lounge. 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.

Further inside, an open plan kitchen and diner area serve as the heart of the home. Thoughtfully laid out, the kitchen is equipped with functional fixtures and fittings while the dining area offers an ambient space for meal times. Whether it's quiet weekday suppers or hosting parties on the weekend, the versatility of this space answers all your dining needs.

Two generously-sized bedrooms offer restful sanctuaries with plenty of natural light and storage space. The bedrooms are serviced by a hi-specification 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 NEST heating system.

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 in region of £159,950

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, complemented by Indian sandstone path leading to entrance and slate borders, gated access to rear aspect;



## Porch

1.70m x 2.30m (5'6" x 7'6")

Composite part glazed door leading to entrance complemented by double glazed windows, gas central heating radiator, tiled flooring;



## Entrance/Hallway

3.44m x 1.87m (11'3" x 6'1")

Composite part glazed door, gas central heating radiator, bespoke recess sliding storage units, stairs to first floor, double glazed window to side aspect, laminate flooring;



## Lounge

4.82m x 3.61m (15'9" x 11'10")

Double glazed bay window to front aspect, fitted plantation shutters, gas central heating radiator, laminate flooring;



## Lounge.



## Kitchen / Diner

3.08m x 5.63m (10'1" x 18'5")

A range of wall & base units with hide & side features and contracting work surfaces, stainless steel sink with mixer tap over, tiled splashbacks, integrated electric oven, electric hob with extractor over, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, gas central heating radiator, tiled flooring, double glazed windows with fitted blinds to rear aspect, french doors with fitted blinds leading to garden;



## Kitchen / Diner.



## Kitchen / Diner..



## First Floor Landing

3.75m x 1.88m (12'3" x 6'2")

Double glazed window to side aspect, loft access;



## Bedroom One

3.81m x 4.57m (12'6" x 14'11")

Double glazed window to front aspect, gas central heating radiator, built in storage (Combi Boiler), free standing sliding wardrobes, dual control recess lighting, TV point;



## Bedroom One.



## Bedroom Two

*2.81m x 3.46m (9'2" x 11'4")*

Double glazed window to rear aspect, gas central heating radiator, TV point;



## Bedroom Two.



## Family Bathroom

*1.65m x 2.48m (5'4" x 8'1")*

A suite comprising; Bath with mains shower over, wall mounted vanity wash hand basin, enclosed cistern W.C, demist mirror with shaving point, tiled walls, extractor, gas central heating radiator, karndean flooring, dual aspect double glazed windows;



## Family Bathroom.



## External Rear

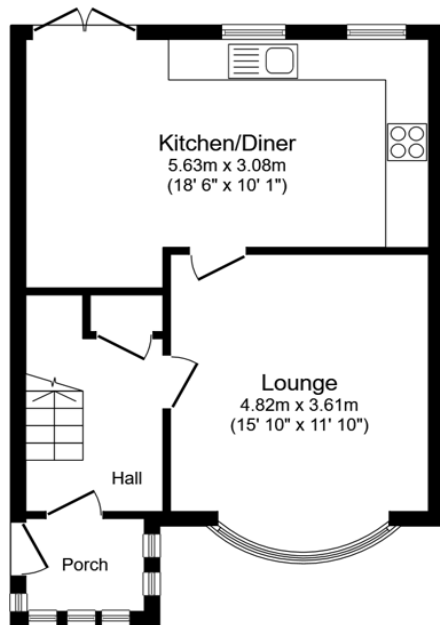
Private enclosed lawned garden, large decked patio leading from Kitchen/Diner, external water source, gated access to front aspect;



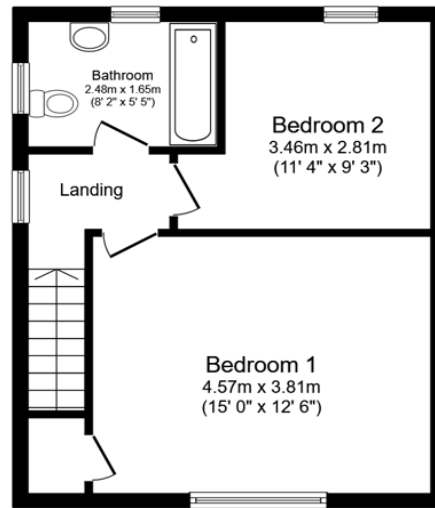
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## External Rear.





**Ground Floor**  
Floor area 42.9 sq.m. (462 sq.ft.)



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

**Total floor area: 82.3 sq.m. (886 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>	73	79
(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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