



## 2 bed terraced house to buy in

Gladstone Terrace, Boldon Colliery,  
Boldon Colliery, Tyne and Wear, NE35 9HL

**£89,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ TWO BEDROOM TERRACED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ PRIVATE YARD AND DECKED PATIO
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

| TWO BEDROOM | TERRACED COTTAGE | NO ONWARD CHAIN | DOUBLE GLAZED |

We are delighted to offer to the market this well presented two bedroom terraced cottage on the popular Gladstone Terrace, Boldon Colliery. Benefiting from gas central heating and double glazing, the property has the added benefit of a re-fitted kitchen and bathroom as well as a private yard and decked patio.

Comprising briefly :- Composite door to the entrance hallway with doors to the lounge, bedroom one and bedroom two. The kitchen leads from the lounge and in turn to the shower room. Externally, an enclosed private yard lies to the rear with decked patio and shed.

A perfect first time buy, the price has been set in consideration of the property's need for some updating and early viewing is essential...

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £89,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance

Composite door to the entrance porch and on to the hallway. Doors to the lounge, bedroom one and bedroom two.



## Lounge

Double glazed window to the rear and central heating radiator. Door to the kitchen.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, sink unit with mixer tap and splash back tiling. Plumbed for automatic washing machine an integrated fridge/freezer. Electric oven and ceramic hob with extractor hood. Double glazed window to the side and door to the patio.



## Bedroom One.

Double glazed window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the rear and central heating radiator.



## Shower room

Comprising low level w.c. shower cubicle and wash basin. Double glazed window to the side and central heating radiator.



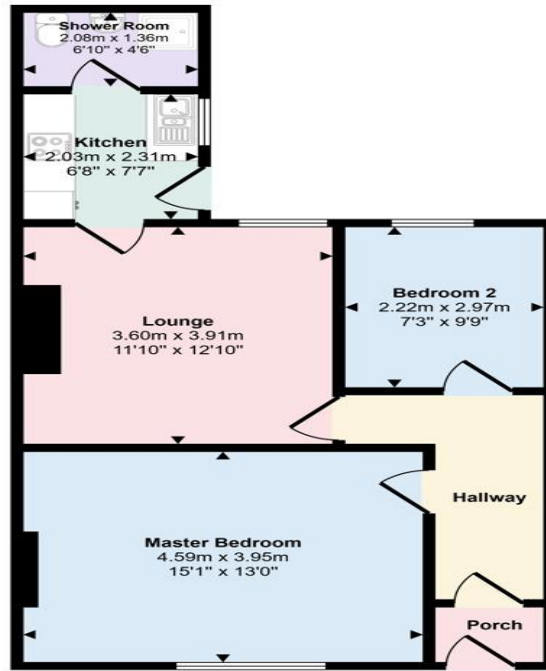
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## External

A private yard lies to the rear with decked patio and shed.



Approx Gross Internal Area  
56 sq m / 608 sq ft



Floorplan

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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