



### 3 bed end of terrace house to buy in NE36

St. Bedes, East Boldon, Tyne and Wear,  
NE36 0LE

**£380,000**

 x3  x2  x2

Tenure  
**Freehold**

Driveway & Garage parking

### Property features

- ✓ EXTENDED THREE BEDROOM END OF TERRACE
- ✓ TWO RECEPTION ROOMS
- ✓ IMPRESSIVE KITCHEN / DINING ROOM (Integrated appliances)
- ✓ TWO FAMILY BATHROOMS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Presenting an exceptional, three bedroom, end of terrace residence family home located in the sought-after area of East Boldon. This extended property boasts a multitude of outstanding features that work in sync to deliver a standard of living that is truly unmatched.

At the heart of the home, you will find a beautifully arranged reception room. Elegant yet cosy, providing the perfect space for both relaxation and entertaining, easily catering to an array of lifestyle needs.

The real showstopper, however, is the property's impressive kitchen and dining room. This expertly designed space offers plenty of room for socialising and dining, while also being equipped with sleek and modern integrated appliances. The seamless fusion of aesthetic appeal and practicality truly sets this property apart.

Upstairs, there are three generously sized bedrooms, each exuding an air of tranquillity that adds to the overall comfort this property provides. Two well-appointed bathrooms further contribute to the home's functionality, ensuring there is ample facilities for every member of the family.

Nestled in the heart of East Boldon, this property cordially invites prospective homeowners to enjoy the best of suburban living. Offering the rare combination of peace and connectivity, it's perfectly placed for those wanting to take advantage of both town and country living.

In conclusion, this residence offers an unparalleled living opportunity. Whether it's cozy family living or sophisticated entertainment, this property has it all. This is not just a residential sale; it's an opportunity to elevate your lifestyle. If you're prepared to experience a higher standard of living, this property is perfect for you. Do not miss this chance to make this your new home.

Call PATTINSON JARROW to arrange an early viewing: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: C

Tenure: Freehold

Price: offers in region of £380,000

Property Type: End of terrace house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## External Front

Private enclosed block paved garden complemented by bespoke planters and mature shrubbery, gated access to rear aspect, external mood lighting, external power source;



## Entrance/Hallway

3.83m x 1.93m (12'6" x 6'3")

Composite part glazed door leading to entrance, double glazed window to front aspect, gas central heating radiator, built in storage, Amtico flooring;



## Lounge

4.29m x 4.06m (14'0" x 13'3")

Double glazed bay window to front aspect, log burner with slate hearth, gas central heating radiator, plantation shutters, recess lighting;



## Lounge.



## Extended Kitchen / Diner

5.02m x 7.92m (16'5" x 25'11")

A range of hi-specification wall, base and display units, Island/breakfast bar complemented by Corian work surfaces with uprights, inset stainless steel sink with mixer tap over, Integrated electric oven, electric hob with extractor over, integrated dishwasher, integrated fridge, gas central heating radiator, recess lighting, mood wall lighting, Amtico flooring, Velux tilting skylight, Upvc door glazed door leading to garden complemented by double glazed window;



## Extended Kitchen / Dining Room.



## Extended Kitchen / Dining Room..



## Extended Kitchen / Dining Room...



## Extended Kitchen / Dining Room....



## Utility

2.02m x 1.64m (6'7" x 5'4")

A range of base units complemented by Corian work surfaces with uprights, butler sink with mixer tap over, plumbing for washing machine, space for fridge freezer, gas central heating radiator, tiled flooring, double glazed window to side aspect, Composite part glazed door leading to garden;



## Ground floor Shower Room

2.02m x 1.47m (6'7" x 4'9")

A suite comprising; Walk in shower cubicle with electric shower over, vanity wash hand basin, w.c, gas central heating radiator, part tiled walls, tiled flooring, de-mist mirror, recess lighting, extractor, double glazed window to rear aspect;



## First Floor Landing

2.82m x 2.73m (9'3" x 8'11")

Built in storage (Combi Boiler);



## Bedroom One

3.32m x 3.65m (10'10" x 11'11")

Double glazed window to front aspect, gas central heating radiator, loft access;



## Bedroom Two

3.32m x 3.37m (10'10" x 11'0")

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



## Bedroom Three

2.04m x 2.04m (6'8" x 6'8")

Double glazed window to front aspect, gas central heating radiator, built in sliding radiator;



## Family Bathroom

2.42m x 1.93m (7'11" x 6'3")

A suite comprising; Bath with mains shower over, vanity wash hand basin, w.c, gas central heating radiator, extractor, recess lighting, part tiled walls, karndean flooring, double glazed window to rear aspect;



## Family Bathroom.



## External Rear

South Facing large private enclosed mature garden, large porcelain patio leading from extended kitchen/diner set to lawn, paved patio/driveway to rear, established borders, gated access to front aspect, external water source, remote control external mood lighting, summer house (lighting & power source), remote control roller garage door leading to off street parking;

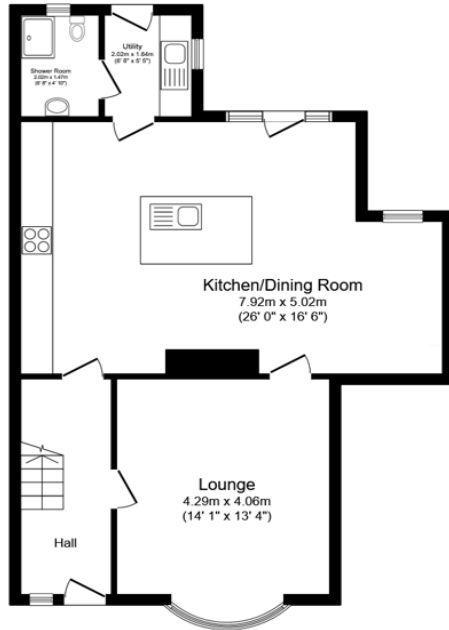


## External Rear.



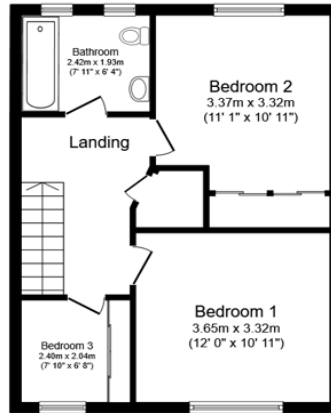
## Garage

Remote control roller garage door, single glazed windows to side aspect, electrical installation for an electric car charger, light & power source, door to rear leading to south facing garden;



**Ground Floor**

Floor area 69.7 sq.m. (750 sq.ft.)



**First Floor**

Floor area 44.7 sq.m. (481 sq.ft.)

**Total floor area: 114.4 sq.m. (1,232 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>	72	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

St. Bedes, East Boldon, Tyne and Wear, NE36 0LE

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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