



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

Stewart Drive, West Boldon, East Boldon, Tyne and Wear, NE36 0HD

# £195,000

 x3  x1  x1

Tenure

**Freehold**

## Property features

- ✓ THREE BEDROOM SEMI DETACHED
- ✓ BRIGHT & AIRY LOUNGE
- ✓ OPEN PLAN KITCHEN / DINER
- ✓ CONTEMPORARY FAMILY
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

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

## Description

Pattinson Estate Agents are delighted to present this delightful Three Bedroom Semi Detached house family home located in the idyllic area of West Boldon, East Boldon. This residential property boasts three generously proportioned bedrooms decorated in peaceful neutral tones and is ideally suited for buyers looking for space, comfort, and convenience.

Upon entering the house, you are warmly greeted by the bright and airy lounge, providing an ideal space for relaxation and entertainment. This leads gracefully into the high specification open-plan kitchen/diner with integrated appliances, a standout feature of the home, perfect for the modern family lifestyle. The kitchen has been thoughtfully designed to maximise functionality, while the dining area is the heart of the home, providing a fantastic space for meal times and socialising.

The property showcases one well-appointed bathroom, finished to a good standard to complete the comfortable living accommodation.

A unique blend of quiet suburban living and modern convenience, this property captures the essence of West Boldon, and presents an excellent opportunity for those wishing to reside in this desirable community. This three-bedroom semi-detached house not only offers spacious interiors, but represents a welcoming and comfortable home for any prospective buyer.

Offered for residential sale, we invite you to come and experience this property's charm and potential for yourself.

Call Pattinson Estate Agents JARROW: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: B

Tenure: Freehold

Price: £195,000

Property Type: Semi-detached house

Parking: Driveway & Garage

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 well maintained lawned garden, gated access to rear aspect, driveway leading to garage;



## Porch

1.93m x 2.40m (6'3" x 7'10")

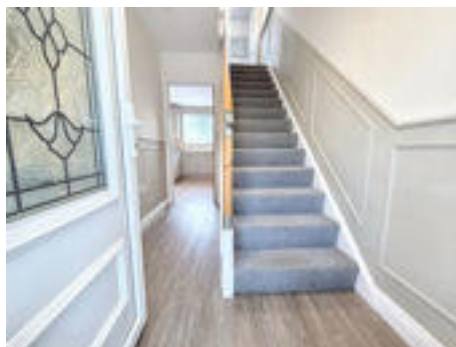
Upvc part glazed door leading to entrance, complemented by double glazed windows, wall mood lighting, LVT flooring;



## Hallway

3.05m x 1.89m (10'0" x 6'2")

Upvc part glazed door leading to hallway, gas central heating radiator, stairs to first floor, built in storage, bespoke half panel walls, LVT flooring;



## Lounge

3.41m x 3.75m (11'2" x 12'3")

Double glazed window to front aspect, gas central heating radiator, bespoke cabinetry, recess lighting, LVT flooring;



## Lounge.



## Kitchen / Diner

3.42m x 5.77m (11'2" x 18'11")

A range of wall and base units with hide and slide internal features, breakfast bar complemented by contrasting bespoke quartz work surfaces with uprights, ceramic sink with mixer tap over, integrated double electric oven with hide and slide feature, electric hob with extractor over, integrated fridge freezer, integrated dishwasher, integrated washing machine, gas central heating radiator, combi boiler, recess lighting, LVT flooring, bespoke feature panel wall, double glazed window to rear aspect, french doors leading to well maintained garden;

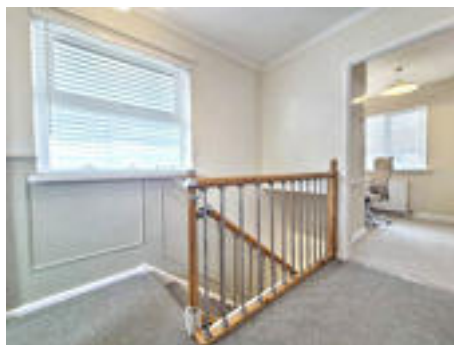


## Kitchen / Diner.

## First Floor Landing

2.56m x 1.97m (8'4" x 6'5")

Double glazed window to side aspect, loft access, bespoke half panelled wall;



## Bedroom One

3.51m x 3.77m (11'6" x 12'4")

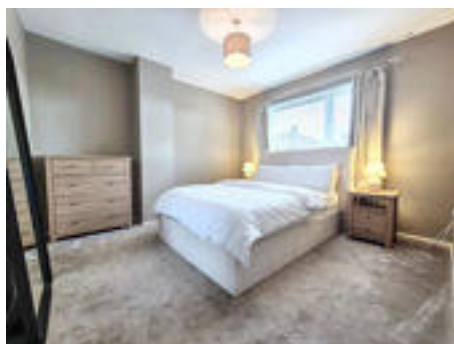
Double glazed window to front aspect, gas central heating radiator;



## Bedroom Two

3.44m x 3.77m (11'3" x 12'4")

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



## Bedroom Three

2.60m x 2.72m (8'6" x 8'11")

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



## Family Bathroom

1.66m x 2.30m (5'5" x 7'6")

A suite comprising; Bath with mains shower over, pedestal wash hand basin, w.c, gas central heating radiator, vinyl flooring, dual aspect double glazed windows;



## External Rear & Side

Large private enclosed lawned garden, paved patio, gated access to front aspect, external water source, Summer House;



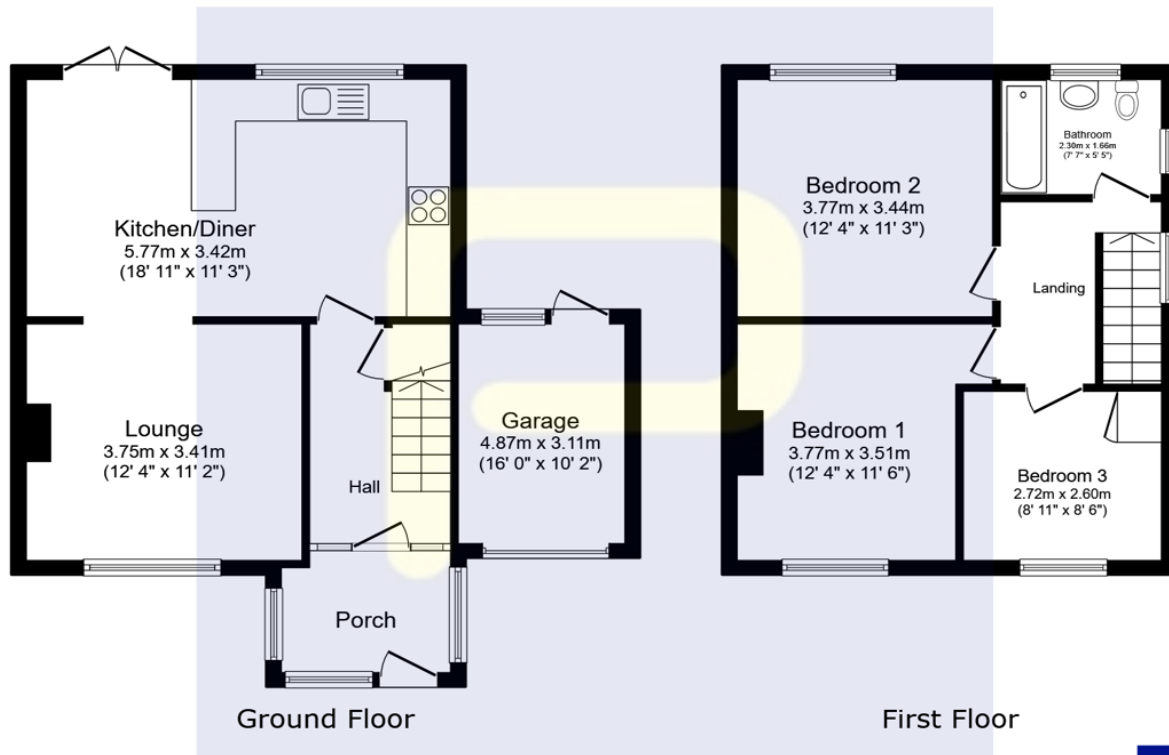
## External Rear & Side.



## Garage

4.87m x 3.11m (15'11" x 10'2")

Up & Over garage door, door to rear leading to garden, single glazed window to rear aspect, lighting & power source;



Total floor area: 91.2 sq.m. (982 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>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(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	

Stewart Drive, West Boldon, East Boldon, Tyne and Wear, NE36 0HD

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

