

North Road  
Boldon Colliery  
NE35 9AQ



good life   
sales & lettings

# North Road

£127,000

## INTRODUCTION

END LINK 2 DOUBLE BED MODERN HOME - BEAUTIFULLY PRESENTED - OVERLOOKING PARK TO REAR - NEW BOILER AROUND A YEAR AGO - MODERN DINING/KITCHEN - LOW MAINTENANCE REAR GARDEN WITH SUNNY ASPECT - GREAT LOCATION ...

## ENTRANCE HALL

Entrance via upvc double-glazed door. Laminate wood-effect flooring, electric consumer unit, coat hanging hooks. Door leading off to lounge.

## LOUNGE

Lovely size generous lounge.

Laminate wood-effect flooring, double radiator, open plan staircase leading to first floor and front facing white upvc double-glazed window. The lounge area is large enough to accommodate most arrangements of furniture, and the current owner has a desk and chair set up also. Partially-glazed door leading to dining kitchen.

## DINING KITCHEN

Laminate wood-effect flooring, radiator, rear facing white upvc double-glazed window and white upvc double-glazed door leading out to rear patio and garden. Modern fitted kitchen with a range of wall and floor units in a white high gloss finish with complementary laminate wood-effect work surfaces. Granite style sink with single bowl, single drainer and stylish Monobloc tap, integrated electric oven, 4 ring ceramic hob and extractor hood. Space and plumbing for a washing machine, space for tall fridge/freezer. Ample space for dining table and chairs.

## FIRST FLOOR LANDING

3 doors leading off, 2 to bedrooms and 1 to bathroom.

## BEDROOM 1

Carpet flooring, radiator, rear facing white upvc double-glazed window with lovely views over the park. Freshly installed fitted wardrobes to 1 wall with a good degree of storage and hanging space with sliding doors 1 of which is mirrored. This is a good size double bedroom.

## BEDROOM 2

This is also a double bedroom.

Carpet flooring, radiator, front facing white upvc double-glazed window.

## BATHROOM

Vinyl wood effect flooring, radiator, built-in cupboard providing useful additional storage. White bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps, electric shower and glass shower screen over. The area around the bath and above the sink are finished in a white ceramic tile. Extractor fan.

## EXTERNALLY

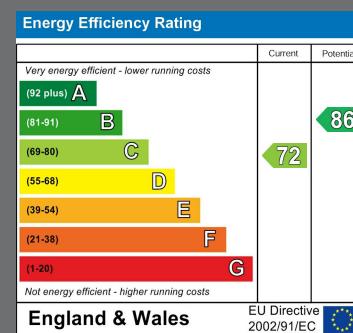
The property has a low maintenance well maintained front garden with gravel chippings, boundary wall with wrought iron fence and gate leading to the front door.

The property benefits from a lovely low maintenance rear garden which has a sunny aspect and has a patio area immediately adjacent to the house, large area of low maintenance gravel, area of artificial turf. Double gates providing the opportunity for driveway access to the rear.



**Local Authority**  
South Tyneside

**Council Tax Band**  
B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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