



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



WESTERN TERRACE, EAST BOLDON £975,000

We are delighted to welcome to the market this imposing detached 5 bed residence commanding a much sought after position on Western Terrace in this highly sought after and regarded location within East Boldon offering a popular and convenient location providing easy access to the A19 in addition to local shops, schools and amenities. The property has been meticulously improved, modernised and extended by the current owners to an exacting standard incorporating a modern design whilst showcasing many period features and charm. Internally the property boasts many extras of note including a superb kitchen, stylish bathroom suites and will not fail to impress all who view. Internally there generous yet versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Sitting Room, Dining Room, WC / Steam Room, Kitchen / Dining / Family Room with TV Area, Inner hall, WC, Reception Room, Utility and to the Lower Ground Floor, Cinema Room, Study Area, Laundry whilst to the First Floor there is a Landing, 5 Bedrooms, Bathroom and En Suite to Bedroom 1. Externally the property is set on a generous plot having a front driveway providing ample car parking in addition to access to the double garage whilst to the rear is a superb garden having a raised decking area overlooking the garden and lawns. There is a second raised decking area to the rear of the garden and a summer house offering an excellent entertaining space with its own decking to the garden, plus the added benefit of a fitted pizza oven, pergola hot tub area, and a fenced off play area. Viewing of this exceptional opportunity is unreservedly recommended to fully appreciate the space home and location on offer.

Detached House

5 Bedrooms

3 Reception Rooms

Kitchen / Sitting / Family Room

Double Garage & Gardens

Bathroom & En Suite

Stunning Property

EPC Rating: C

MICHAEL HODGSON
ESTATE AGENTS & CHARGED SURVEYORS



WESTERN TERRACE, EAST BOLDON

£975,000

Entrance Vestibule

Wood panelled walls leading to the inner hall

Inner Hall

A lovely hallway having a laminate floor and stairs to the first floor, coving to ceiling, 2 radiators, storage cupboard.

Living Room

18'10" max x 17'2" max

The formal living room has a large original bay window overlooking the rear garden, 2 radiator, ornate original feature fireplace

Sitting Room

19'0" to the bay x 14'8"

The sitting room has a bay window to the front elevation, double glazed window to side elevation, feature fire with multi fuel stove, 2 double radiators.

Dining Room

13'9" x 11'9"

The dining room has 2 double glazed windows to the front elevation, double radiator, inset fireplace, filled shelving to one alcove.

Snug/TV Area

11'0" x 11'9"

Provision for a wall mounted tv, tiled floor with under floor heating, recessed spot lighting, opening to the kitchen/dining/family room.

Kitchen / Dining / Family Room

19'10" x 19'3"

A stunning open plan room having bi folding doors leading to the garden, 2 double glazed lantern lights, recessed spot lighting, tiled floor with under floor heating.

The kitchen has a range of floor and wall units, granite worktops, range cooker with extractor over, electric oven, integrated microwave oven with plate warmer, dishwasher and wine storage, there is a central island with a breakfast bar and granite worktops with storage below

WC / Steam Room

White suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, towel radiator, steam room, shower with rainfall style shower head, double glazed window, recessed spot lighting.

Inner Hall

double glazed window and a double glazed door to the rear garden, radiator, recessed spot lighting.

Reception Room

12'3" x 14'4"

A versatile living space, rear facing, double glazed french doors to the rear garden, laminate floor, radiator.

Utility Room

14'4" x 7'3"

Tiled floor, double glazed window to the front elevation, laminate floor, radiator, recessed spot lighting.

WC

White suite comprising of a wall hung low level WC, wall hung wash hand basin with mixer tap, tiled floor, towel radiator, recessed spot lighting, extractor.

Lower Ground Floor

accessed from the inner hallway

Study Area

10'10" x 11'6"

Reduced head height, radiator, recessed spot lighting.

Cinema Room

18'8" x 16'4", 21'3"

Reduced head height, recessed spot lighting, radiator, air conditioning unit.

Laundry Room

5'6" x 12'2"

Reduced head height, range of base units, tiled splashback, stainless steel sink with mixer tap, plumbed for washer and dryer, recessed spot lighting, access to the plant room that has the water sink and boiler.

First Floor

Landing, impressive lantern light allowing light to cascade to the landing area

Bedroom 1

16'9" max x 10'11" max

Rear facing, bay window incorporating 3 timber framed single glazed sash style windows with window shutters, double radiator, coving to ceiling.

En Suite

White suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, shower with rainfall style shower head and an additional shower attachment, recessed spot lighting, extractor, chrome towel radiator, tiled floor with under floor heating.

Bedroom 2

15'1" x 12'0"

Front facing, double glazed window, double radiator, ornate feature fireplace.

Bedroom 3

11'10" x 12'5"

Rear facing, 2 double glazed windows, radiator.

Bedroom 4

11'10" x 13'1"

Front facing, double glazed window, double radiator.

Bedroom 5

9'8" max x 12'0" max

Front facing, double glazed window, radiator, storage cupboard to one alcove.

Family Bathroom

White suite comprising of a wash hand basin with mixer tap, low level WC, shower with rainfall style shower head and an additional shower attachment, bath with mixer tap, radiator, 2 double glazed windows, tiled walls, tiled floor with under floor heating, recessed spot lighting, extractor.

Externally

Externally the property is set on a generous plot having a front driveway providing ample car parking in addition to access to the double garage whilst to the rear is a superb garden having a raised decking area overlooking the garden and lawns. There is a second raised decking area to the rear of the garden and a summer house offering an excellent entertaining space with its own decking to the garden, plus the added benefit of a fitted pizza oven, pergola hot tub area, and a fenced off play area.

Summer House

10'9" x 23'11"

Detached summer house with decking area.

Double Garage

18'11" x 19'2"

Accessed via 2 electric up and over garage doors.

Outside Gym

18'8" x 17'6"

Currently used as a home gymnasium

COUNCIL TAX

The Council Tax Band is Band F

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

