



MICHAEL HODGSON  
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for sale  
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## WESTERN TERRACE, EAST BOLDON

Offers Over £325,000

This stunning 4 bed mid terraced house offers a discerning purchaser an impressive home that will not fail to impress all who view. Located on Western Terrace in East Boldon the property offers a highly regarded and much sought after location commending easy access to shops, schools and amenities as well as excellent transport links to Sunderland, Newcastle and the region beyond. Internally the property boasts contemporary decor, a lovely open plan kitchen / breakfast room, many extras of note and offers spacious living accommodation briefly comprising of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, WC and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a front forecourt and to the rear a lovely garden having a lawn, stocked borders and access to the double garage. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Terraced House

4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Double Garage

Stunning Property

EPC Rating: TBC

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### Entrance Vestibule

leading to:

### Inner Hall

The inner hall has a herringbone style floor, radiator

### Living Room

15'1" x 18'1"

A lovely living room having a herringbone style floor, box bay window to the front elevation, multi fuel stove, storage to two alcoves, radiator, coving to ceiling, ceiling rose

### Dining Room

12'11" x 11'3"

The dining room has a herringbone style floor, radiator, ornate feature fireplace, two storage cupboards one with a wall mounted gas central heating boiler.

### Kitchen / Breakfast Room

9'5" x 19'5"

The Kitchen has a range of floor and wall units, integrated dishwasher, washing machine, Belfast sink with mixer tap, Herringbone style floor, two double glazed windows, recessed spot lighting, space for a range cooker and space for an American style fridge freezer, radiator

### WC

Low level wc, wash hand basin with mixer tap set on a vanity unit, extractor

### First Floor

Landing

### Bathroom

Suite comprising low level, wash hand basin with mixer tap set on a vanity unit, shower cubicle with tile surround, double glazed window, tiled floor, free standing roll top bath with mixer tap with claw feet

### Bedroom One

12'9" x 14'7"

Front facing, double glazed window, radiator

### Bedroom Two

13'1" x 13'5"

Rear facing, double glazed window, radiator

### Bedroom Three

9'5" x 11'10"

Rear facing, double glazed window, recessed spot lighting, storage cupboard

### Bedroom Four

7'11" x 10'2"

Front facing, double glazed window, radiator

### Garage

double garage having an electric charging point and accessed via an electric roller shutter

### External

Externally there is a front forecourt and to the rear a lovely garden having a lawn, stocked borders and access to the double garage.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### 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

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