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estate agents & chartered surveyors

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STEEPLE VIEW, BOLDON COLLIERY

£359,950

Nestled the cul-de-sac of Steeple View in Boldon Colliery, this impressive detached house offers a perfect blend of comfort and modern living. With four bedrooms, this property is ideal for families seeking ample space to grow and thrive and is arranged over three floors.

The house boasts a well-appointed Living Room with bi-folding doors leading to the rear garden, perfect for entertaining guests or enjoying quiet evenings with family in addition to an open plan Kitchen / Dining Room again with bi-folding doors to the garden. The layout is both practical and inviting, ensuring that every corner of the home is utilised to its fullest potential.

With four bathrooms, including a bathroom and En-suite the contemporary fixtures and fittings throughout the property add a touch of elegance, making it a delightful place to call home. The living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, WC, Utility and to the First Floor, landing, 2 Bedrooms, Family Bathroom and an En Suite to Bedroom1 and to the second Floor there are 2 Bedrooms and a WC.

For those with vehicles, the property offers driveway parking and a garage whilst to the rear and side is a lovely garden having a generous patio area, lawn and decking terrace.

Steeple View is a desirable location, providing a sought after location while still being within reach of local amenities and excellent transport links via the A19. Do not miss the opportunity to make this splendid house your new home.

Detached House

Living Room

Bathroom & En Suite

Over 3 Floors

4 Bedrooms

Kitchen / Dining Room

Garage & Gardens

EPC Rating:B



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Entrance Hall
The entrance hall has a tiled floor, 2 radiators, stairs to the first floor, clocks cupboard, vaulted ceiling in part with velux style window.

Living Room
9'4" x 20'0"
The living room has a double glazed window to the front elevation, 2 radiators, bi folding doors leading to the rear garden.

Kitchen / Dining Room
27'4" x 7'11"
A lovely open plan kitchen/dining room having a tiled floor, radiator, 2 double glazed windows to the side elevation, bi folding doors to the rear garden

The kitchen has a range of floor and wall units, granite worktops, electric oven, electric hob with extractor over, stainless steel sink and mixer tap, integrated fridge and freezer, dishwasher, velux style window.

Utility
Floor units, granite worktops, plumbed for washer, tiled floor, radiator, double gaze window, recessed spot lighting, extractor.

WC
Low level WC, wash hand basin with mixer tap, sat on a vanity unit towel radiator, extractor.

First Floor
A light and airy landing having 2 Double glazed windows, cupboard with water tank.

Bedroom 1
16'8" max x 9'4" max
Double glazed window, radiator.

En Suite
White suite comprising of a low level WC, wash hand basin with mixer

tap, sat on a vanity unit, double glazed window, towel radiator, shower cubicle with tiled splashback.

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

Bedroom 4
10'2" x 8'1"
Front facing, double glazed window, radiator, recessed wardrobe.

Second Floor
Landing, velux style window.

Bedroom 2
13'9" x 9'5"
Front facing, double glazed window with window seat and storage below.

Bedroom 3
13'8" x 8'3"
Front facing, double glazed window with widow seat and storage below, radiator.

WC
Low level WC, wall hog wash hand basin with mixer tap and tiled splashback, velux style window, chrome towel radiator, recessed spot lighting, extractor.

Externally
Externally there is a front block paved driveway leading to the house and garage and to the rear and side is a lovely garden having a generous patio area, lawn and decking terrace.

Garage
Accessed via an electric roller shutter, wall mounted gas central heating boiler.

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

COUNCIL TAX
The Council Tax Band is Band D.

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

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