



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



## STEEPLE VIEW, BOLDON COLLIERY

£299,950

Situated on the cul-de-sac of Steeple View in Boldon Colliery this superb 3 storey 4 bed detached house offers a perfect blend of comfort and style ideal for families seeking a welcoming home commanding excellent transport links via the A19 in addition to being close to shops, schools and amenities.

The house is arranged over 3 floors having a Ground Floor Living Room, Kitchen / Dining Room, WC and Utility whilst to the First Floor there are 2 Bedrooms, a Family Bathroom and En Suite and to the Second Floor, WC and 2 Bedrooms. The layout of the home is both practical and appealing, catering to the needs of contemporary living. Externally there is a front forecourt and a rear garden with paved patio area and lawn.

In summary, this detached house in offers a fantastic opportunity for those looking for a spacious family home in a desirable location. With its generous living space it is sure to impress. Do not miss the chance to make this wonderful property your new home.

Detached House  
Living Room  
Over 3 Floors  
Viewing Advised

4 Bedrooms  
Kitchen / Dining Room  
Bathroom & En Suite  
EPC Rating: B



## STEEPLE VIEW, BOLDON COLLIERY

£299,950

---

### Entrance Hall

The entrance hall has a laminate floor, stairs to the first floor.

### Kitchen / Dining Room

20'4" x 7'11"

The kitchen / dining room spans the full depth of the house having a double glazed window to the front elevation and bi folding doors leading to the rear garden.

The kitchen has a range of floor and wall units, electric hob with extractor over, integrated fridge, freezer and dishwasher, cupboard with wall mounted gas central heating boiler.

### Utility

6'3" x 4'6"

Stainless steel sink with mixer tap, plumbed for washer and dryer, double glazed window, recessed spot lighting, laminate floor.

### WC

Low level WC, chrome towel radiator, wash hand basin with mixer tap, and tiled splashback, laminate floor.

### Living Room

20'4" x 9'3"

The living room spans the full depth of the house having a double glazed window, laminate floor, bi folding doors to the garden, radiator

### First Floor

Landing, double glazed window, radiator.

### Bedroom 1

16'7" max x 9'4" max

Front facing, double glazed window, radiator, range of fitted wardrobes.

### En Suite

White suite comprising of a low level WC, wash hand basin with mixer sat on a vanity unit, double glazed window, extractor, recessed spot lighting, shower cubicle, chrome towel radiator.

### Bathroom

Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, chrome towel radiator, bath with shower over, extractor, recessed spot lighting.

### Bedroom 4

15'11" max x 9'6" max

Front facing, double glazed window, radiator, recessed wardrobe.

### Second Floor

Landing.

### Bedroom 3

16'0" x 8'6" max

Double glazed window, radiator.

### Bedroom 4

10'5" x 8'0"

Double glazed window, radiator

### WC

Wash hand basin, low level WC, velux style window, chrome towel radiator.

### Externally

Externally there is a front forecourt and a rear garden with paved patio area and lawn.

### COUNCIL TAX

The Council Tax Band is Band D.

### 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](http://www.michaelhodgson.co.uk)

