



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors





## 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 Bedroom 1 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

4 Bedrooms

Living Room

Kitchen / Dining Room

Bathroom & En Suite

Garage & Gardens

Over 3 Floors

EPC Rating:B



## STEEPLE VIEW, BOLDON COLLIERY

£359,950

---

### 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

---

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)

