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estate agents & chartered surveyors

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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



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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

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

0191 5657000

www.michaelhodgson.co.uk

