

MICHAEL HODGSON

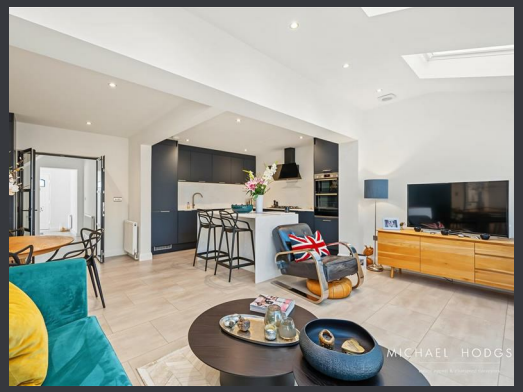
estate agents & chartered surveyors

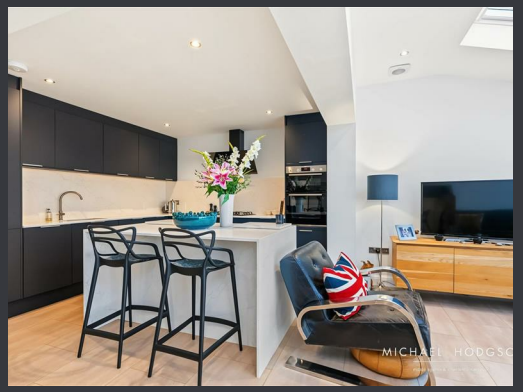


BRIDLE PATH, EAST BOLDON
£425,000

An exciting opportunity to purchase Moorings on Bridle Path in East Boldon that offers a discerning purchaser a stunning 4 bed semi detached house that will not fail to impress all who view. The property commands a superb location close to local shops, schools and amenities as well as excellent transport links. The property has been meticulously improved, modernised and extended recently and offers generous yet flexible living accommodation boasting contemporary decor, a superb open plan kitchen / dining / family room, modern shower room & en suite plus many extras of note. The living accommodation briefly comprises of: Entrance Hall, Living Room, WC, Kitchen / Dining / Family Room, Utility Ground Floor Bedroom & En Suite and to the First Floor, Landing, 3 Bedrooms and a Shower Room. Externally there is a front lawned garden and block paved driveway providing of street parking for a number of cars whilst to the rear is a lovely garden having a generous patio that spans the full width of the garden, inset lawn, well stocked boarders in addition to an an outside water tap and power socket. Viewing is highly recommended to fully appreciate the home and location on offer.

- Semi Detached House
- 4 Bedrooms
- Living Room
- Kitchen / Dining / Family Room
- Shower Room & En Suite
- Ground Floor 4th Bedroom & En Suite
- Stunning Property
- EPC Rating: D









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Entrance Hall
The entrance hall has a tiled floor, two radiators, cloaks cupboard with radiator, recessed spot lighting, cupboard under the stairs, return staircase to the first floor, inset glass panels to the stairs and banister

Living Room
11'10" x 14'2"
The living room has a double glazed window to the front elevation, radiator, multi fuel stove sat on a tiled hearth, radiator.

Kitchen / Dining / Family Room
21'6" max x 20'5" max
The kitchen has a range of floor and wall units, quartz worktops with matching splashback, tiled floor, double electric oven, 5 ring gas hob, integrated dishwasher, recessed spot lighting, inset stainless steel sink and mixer tap.

There is a central island with quartz worktop, breakfast bar and storage below. There are bi folding doors opening to the rear garden and four radiators.

Utility
15'9" x 7'5"
The utility has a range of floor units, stainless steel sink and mixer tap, integrated fridge, freezer, plumbed for washer and dryer, velux style window, recessed spot lighting, radiator, tiled floor, vaulted ceiling in part, extractor.

Bedroom 4
10'7" max x 13'10" max
Double glazed French doors to the garden, vaulted ceiling in part, radiator, tiled floor.

En Suite
Wet room style en suite having a walk in shower with rainfall style shower head and an additional shower attachment, tiled walls and floor, under floor heating, extractor, recessed spot lighting, double glazed window, chrome towel radiator, low level wC, wall hung wash hand basin with mixer tap.

WC
Low level WC, tiled floor, wash hand basin with mixer tap sat on a vanity unit, recessed spot lighting.

First Floor
Landing, inset glass panels to the stairs and banister, double glazed window, recessed spot lighting, radiator, loft access with ladder access.

Shower Room
Wet room style shower room having a walk in shower with rainfall style shower head and an additional shower attachment, tiled floor with underfloor heating, double glazed window, wall hung wash hand basin with mixer tap sat on a vanity unit, low level WC, recessed spot lighting, chrome towel radiator.

Bedroom 1
11'11" max x 14'0" max
Front facing double glazed window, radiator, range of fitted wardrobes.

Bedroom 2
11'5" max x 11'11" max
Rear facing, double glazed window, radiator.

Bedroom 3
10'3" max x 7'10" max
Rear facing double glazed window, radiator, recessed spot lighting, range of fitted wardrobes.

Externally
Externally there is a front lawned garden and block paved driveway providing of street parking for a number of cars whilst to the rear is a lovely garden having a generous patio that spans the full width of the garden, inset lawn, well stocked boarders in addition to an an outside water tap and power socket.

Garage / Store Room
Reduced length garage / store due to utility - only 2.54 length, electric roller shutter, wall mounted gas central heating boiler.

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

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