



MICHAEL HODGSON

estate agents & chartered surveyors

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FRONT STREET, EAST BOLDON £1,250 Per Month

This stunning 3 bed mid terraced house is located on Front Street in East Boldon the property offers a highly regarded and much sought after location commending easy access to shops, schools and amenities as well as excellent transport links to Sunderland, Newcastle and the region beyond. Internally the property offers ready to move into living accommodation briefly comprising of: Entrance Hall, Living Room, Kitchen / Breakfast Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front block paved forecourt and to the rear a block paved courtyard.

House
Living Room
Bathroom
Viewing Advised

3 Bedrooms
Kitchen
Recently Modernised
EPC Rating: D



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Entrance Hall
shared entrance hall, leading to:

Living Room
14'8" x 15'1"
The Living Room has a single glazed sash style window to the front elevation, inglenook style feature stone and brick fireplace with log burning stove, double radiator, recessed spot lighting, up lighting, cupboard under stairs with alarm control panel.

Kitchen / Breakfast Room
15'1" max x 10'10" max
The Kitchen has a comprehensive range of floor and wall units, cupboard with wall mounted gas central heating boiler, breakfast bar, tiled floor, stainless steel sink and drainer with mixer tap, integrated fridge, freezer and washing machine, radiator, recessed spot lighting, extractor, two single glazed windows to the rear elevation, door to the rear

First Floor
Landing

Bedroom One
11'9" max x 10'4" max
Front facing, single glazed style window to the front elevation, recessed wardrobe and storage above, radiator.

Bedroom Two
10'4" x 10'10"
Rear facing, two Velux style windows, low level window to the rear elevation, t-fall roof in part with feature beams, loft access

Bedroom Three / Office
11'8" max x 10'3" max
A L shaped room, Front facing, single glazed sash style window, radiator.

Bathroom
White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, bath with Rainfall style shower head over and an additional shower attachment, tiled floor, recessed spot lighting, chrome towel radiator

External
Externally there is a front block paved forecourt and to the rear a block paved courtyard.

COUNCIL TAX
The Council Tax Band is Band C

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

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