

MICHAEL HODGSON

estate agents & chartered surveyors



BEDE TERRACE, EAST BOLDON
£199,950

This neatly presented 2 or 3 bed double fronted cottage is situated on Bede Terrace in East Boldon that is ideally situated for convenient access to East Boldon's amenities including well respected schools, shops, amenities as well as the Metro system in addition to the A19 and beyond. The property itself benefits from contemporary décor, modern bathroom suite, a lovely kitchen and versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room or 3rd Bedroom, Sitting Room, Kitchen, Bathroom and 2 Bedrooms. Externally there is a front forecourt and a generous paved courtyard in addition to a garden shed. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the space, home and location on offer.

- No Chain Involved
- Double Fronted Cottage
- 2 / 3 Bedrooms
- Living Room or 3rd Bedroom
- Kitchen
- Viewing Advised
- Excellent Location
- EPC Rating: D









BEDE TERRACE, EAST BOLDON
£199,950

Entrance Vestibule
Leading to the inner hall

Inner Hall
Radiator

Living Room / Bedroom3
15'1" max x 11'1" max
The living room has a double glazed window to the front elevation, radiator, a versatile room that could be used as a living room or a 3rd bedroom

Sitting Room
15'11" max x 10'5"
The sitting room has a double glazed window to the rear elevation

Bedroom 1
9'10"/134'6" x 9'7" max
Front facing, double glazed window, full range of fitted wardrobes, radiator, loft access

Bedroom 2
9'8" x 10'6"
Rear facing, double glazed window, radiator, cupboard with wall mounted gas central heated boiler

Kitchen
7'3" x 10'0"
The kitchen has a range of floor and wall units, sink and drainer with mixer tap, space for a freestanding cooker, recess spot lighting, extractor, double glazed window, door to the rear yard, electric radiator

Bathroom
White suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, double glazed window, extractor, bath with mixer tap, with electric shower over, electric radiator

Externally
Externally there is a front forecourt and a generous paved courtyard in addition to a garden shed

COUNCIL TAX
The Council Tax Band is Band A

TENURE
We are advised by the Vendors that the property is XX. Any prospective purchaser should clarify this with their Solicitor

MICHAEL HODGSON

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

RICS®