



### 3 bed terraced house to buy in

Wilfred Street, Boldon Colliery, Boldon Colliery, Tyne and Wear, NE35 9DJ

**£150,000**

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ THREE BEDROOM TERRACE HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND
- ✓ FANTASTIC FAMILY HOME

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

| THREE BEDROOM | TERRACED HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | LARGE ENCLOSED GARDEN |

We are delighted to offer to the market this well presented three bedroom terrace house on the popular Wilfred Street, Boldon Colliery. Benefiting from gas central heating and double glazing the property comprises briefly :\_ Compositied door to the entrance hallway with door to the open plan kitchen/diner. Door to the lounge. The rear lobby leads from the lounge with stairs to the leading to the first floor landing. To the first floor ;lie bedroom one, bedroom two, bedroom the and family bathroom.

Externally a large enclosed garden lies to the rear set to lawn with borders and shrubs. To the front an resin driveway provided of street parking via double gated access.

Early viewing is essential to avoid missing out..

Council Tax Band: A

Tenure: Freehold

Price: £150,000

Property Type: Terraced House

Parking: Driveway

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Composite door to the entrance hallway with door to the kitchen/diner.



## Kitchen/ diner

Fitted with a range of wall and base units with wood work surfaces, sink unit with mixer tap and splash back tiling. Plumbed for automatic washing machine and built in fridge/freezer. Electric double oven and microwave with ceramic hob and extractor hood. Double glazed window to the front and central heating radiator. Door to the lounge.



## Lounge

Double glazed tilt and slide to the rear and central heating radiator. Door to the rear lobby.



## Bedroom One.

Double glazed window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the rear and central heating radiator.

## Bedroom Three

Double glazed window to the rear central heating radiator.

## Bathroom

Comprising panelled bath, wash basin and low level w.c. Double glazed window to the front and central heating radiator.



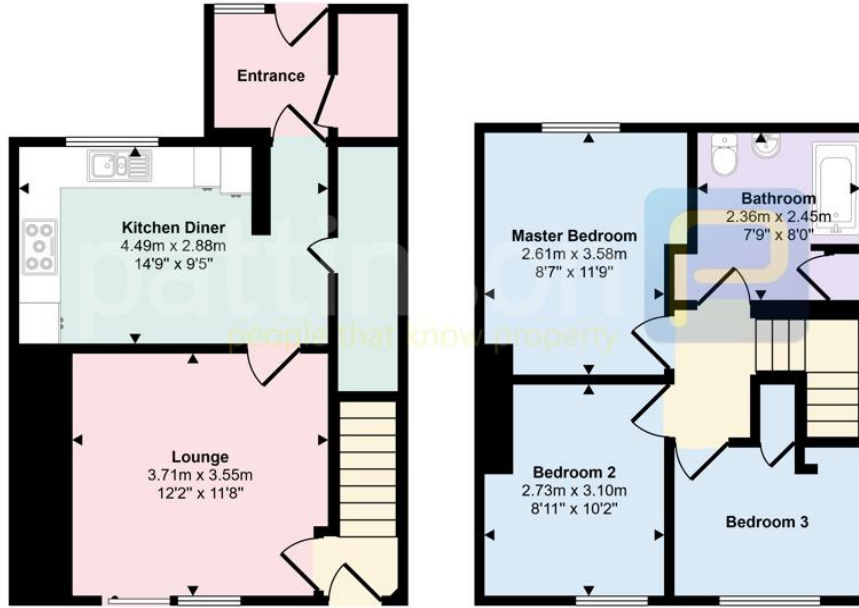
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## External

An enclosed garden lies to the rear set to lawn well stocked with shrubs, while to the front a resin driveway providing ample off street parking.



Approx Gross Internal Area  
79 sq m / 850 sq ft



Ground Floor  
Approx 42 sq m / 450 sq ft

First Floor  
Approx 37 sq m / 400 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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