



## 2 bed semi-detached house to buy in NE35

Brockhampton Close, Boldon Colliery, Tyne and Wear, NE35 9HD

# £215,000

🏠 x2 🚗 x1 🚻 x2

Tenure

**Leasehold**

Driveway & Garage parking

## Property features

- ✓ EXTENDED TWO BEDROOM SEMI DETACHED
- ✓ BRIGHT & AIRY LOUNGE
- ✓ OPEN PLAN KITCHEN / DINER
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents are delighted to bring to the market this splendid, extended two-bedroom semi-detached house in the tranquil locality of Boldon Colliery.

\*\* Vendors to purchase Freehold.

This residential property boasts a refined design on the exterior and a warm welcoming interior. With tasteful decoration throughout, this residence will impress you with its brightness and airy atmosphere. The spacious lounge with large windows allows for an abundance of natural light, offering a comforting, cosy space for both rest and entertainment.

The house consists of two generous bedrooms, both well-lit and comfortably designed to offer an ideal retreat at the end of the day. There is also a practical and efficient family bathroom, tastefully designed to high specifications and standards.

One of the main highlights of this property is the open plan kitchen/diner. Beautifully designed with modern appliances and ample cabinet space, this well-lit area serves as the heart of the house. Connected to the dining area, this space is perfect for family meals and gatherings, offering a seamless flow from the kitchen area to the dining area and orangery beyond for an intimate and comfortable dining, relaxing experience.

In addition to the aforementioned, the property features two reception rooms, which can be utilised as per your lifestyle or family needs—whether as a playroom or a family living area.

The property is located in a serene neighbourhood, a short walk away from local amenities, making it an ideal family home.

Secure your viewing for this splendid two-bedroom, semi-detached home now and you could just find your new dream home! Do not hesitate to get in touch with Pattinson Estate Agents JARROW for more information and inquiries. We look forward to hearing from you soon.

Call: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: B

Tenure: Leasehold

Price: £215,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Air conditioning: No

## External Front

Large well maintained lawned garden set to double block paved driveway leading to garage and Entrance;



## Entrance/Hallway

1.46m x 1.56m (4'9" x 5'1")

Upvc part glazed door leading to entrance, stairs to first floor, gas central heating radiator, oak flooring;



## Open Plan Kitchen / Diner

3.11m x 4.47m (10'2" x 14'7")

A range of Wall, display and base units with contrasting work surfaces, stainless steel sink with mixer tap over, AEG integrated electric oven, gas hob with extractor over, plumbing for washing machine, integrated fridge freezer, plumbing dishwasher, wall unit mood lighting, LVT flooring, double glazed window to rear aspect;



## Lounge

4.00m x 3.55m (13'1" x 11'7")

Double glazed windows to front aspect, gas central heating radiator, built in storage, oak flooring;



## Open Plan Kitchen / Diner.



## Orangery

3.21m x 2.82m (10'6" x 9'3")

Double glazed windows Upvc glazed door leading to well maintained garden, LVT flooring, tv point;



## First Floor Landing

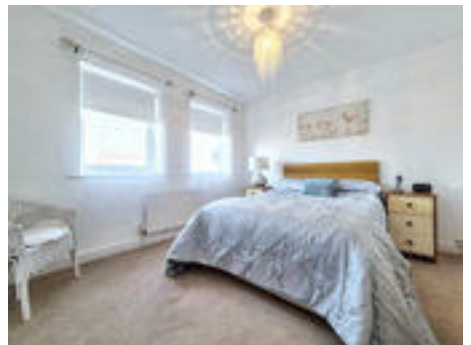
Double glazed window to side aspect;



## Bedroom One

3.34m x 3.56m (10'11" x 11'8")

Double glazed windows to front aspect, gas central heating radiator, walk in wardrobes;



## Bedroom Two

3.78m x 2.57m (12'4" x 8'5")

Double glazed window to rear aspect, gas central heating radiator;



## Family Bathroom.



## External Rear

Private enclosed lawned garden, large decked patio rear leading from Orangery, decorative stone borders, access to garage;



## Family Bathroom

*2.20m x 2.30m (7'2" x 7'6")*

A suite comprising; Double walk in shower with mains shower over, pedestal wash hand basin, w.c, part tiled walls, extractor, gas central heating towel radiator, laminate flooring, double glazed window to side aspect;



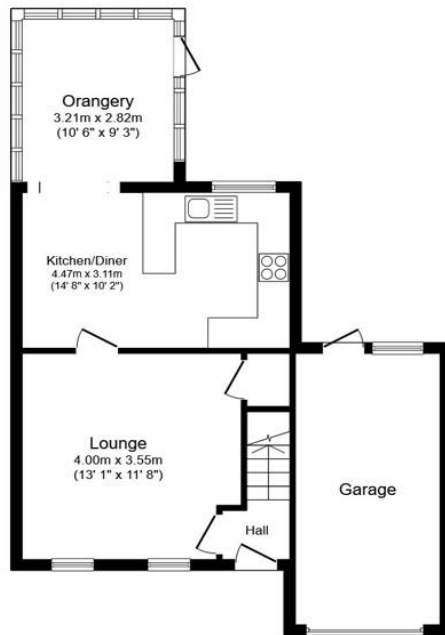
## External Rear.



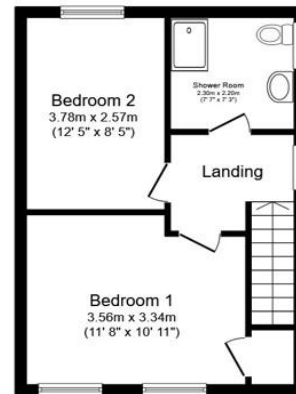
## Garage;

*5.34m x 2.59m (17'6" x 8'5")*

Up & Over garage door, double glazed window to rear aspect, part glazed door leading to garden, pitched roof for extract storage, lighting and power source, combi boiler;



**Ground Floor**  
Floor area 60.3 sq.m. (649 sq.ft.)



**First Floor**  
Floor area 35.9 sq.m. (386 sq.ft.)

**Total floor area: 96.2 sq.m. (1,035 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Brockhampton Close, Boldon Colliery, Tyne and Wear, NE35 9HD

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)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

