



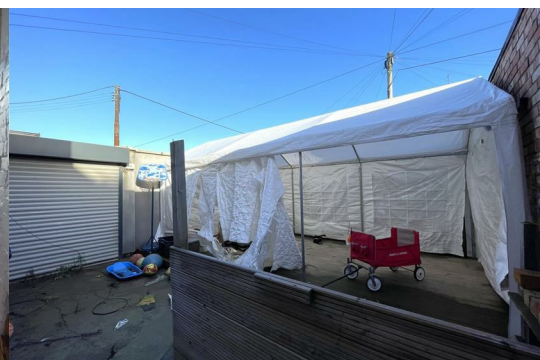
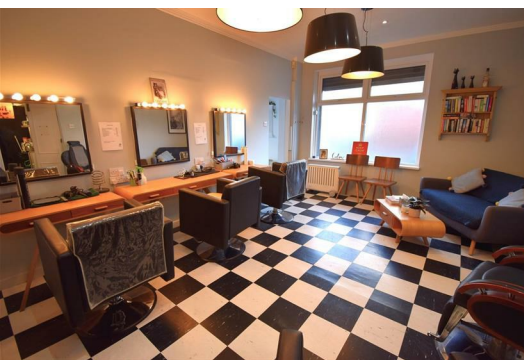
31-32 North Road

Boldon Colliery, NE35 9AX

£199,000



Ideal opportunity for an investor or those looking for a place to live and work in this busy popular location close to other local shops and Asda Superstore. We present a ground floor beauty salon and hairdressers and a two bedroom maisonette, held on one freehold title and affording various great opportunities for those looking for something that bit different. Well maintained and improved with a new roof, double glazing and a mix of electric and gas heating, there is a large yard with decking and an electric roller shutter door for access for a vehicle if required. A great opportunity offering many different prospects and one not to miss.



31 North Road, Shop

A great proposition in this ground floor hair and beauty salon, currently let on a relaxed ad hoc basis and therefore ideal for those looking to start up or enhance their current business portfolio. The shop is well maintained and has a great corner position with busy passing traffic in this popular parade of shops, close to Asda superstore.

Front reception and rooms 13'5" x 7'7" (4.10 x 2.33)

A reception area to the front has a reception counter and an internal access door to the maisonette. There is an internal room (3.00 x 1.76) currently used as the spray tan room and a partitioned off beauty treatment room (2.60 x 2.15) .

Rear Salon 18'0" x 12'11" (5.50 x 3.96)

The main salon is well decorated and presented with 3 main cutting stations and a hair washing station. From this room there is access to a further rear beauty room/nail prep area and also the staff kitchen

Beauty room 10'3" x 10'1" (3.14 x 3.08)

Kitchen 10'3" x 5'10" (3.14 x 1.80)

Staff kitchen with a sink unit and shelving, electric heater and large door with roller shutter to the yard. Off the kitchen is the staff WC with electric boiler for hot water.

32 North Road, Maisonette

A two storey maisonette above the shop with its own separate front door and internal connecting door to the salon making this an ideal package for those looking to live above their work. Alternatively, as an investment, there is good rental potential for the maisonette.

Entrance hall

Via a composite front door with stairs up that open into the open plan lounge. There is exposed brick work and painted walls.

Living room 19'3" x 13'5" (5.89 x 4.11)

With bay window and gable window, there is wood floor and two radiators. The stairs lead up from this room to the second floor.

Dining kitchen 18'5" x 13'5" (5.63 x 4.10)

A versatile large room fitted with some base kitchen units with an electric hob with oven under, laminate floor and exposed and painted brickwork walls, two radiators. From this room there is access to the kitchen area and the bathroom. A door also leads to the rear stairs.

Kitchen 9'9" x 7'7" (2.98 x 2.33)

Base units and work tops housing the sink unit, wall mounted central heating boiler, radiator

Bathroom 10'2" x 8'0" (3.10 x 2.44)

Roll top bath, wash basin and WC, step in shower area with an electric shower, radiator

Second floor

Landing

Bedroom 1 18'0" x 13'3" (5.50 x 4.05)

To the rear with both velux and gable window, radiator

Bedroom 2 15'1" x 13'0" max (4.62 x 3.97 max)

To the front with both velux and gable window, radiator

External

A large shared rear yard has access via an electric roller door providing off street parking if required. There is a large decked area making this a great outside space.

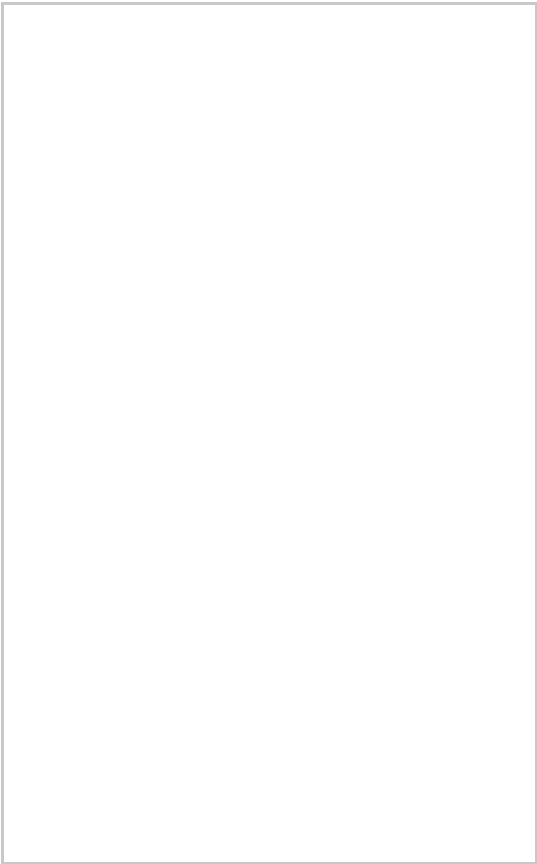
Note

Single Freehold Title TY135607. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Three and EE likely, Vodafone limited.

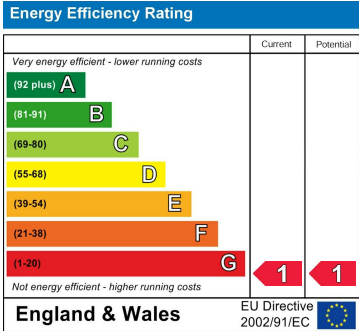
Area Map



Floor Plans



Energy Efficiency Graph



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