



22 The Hawthorns

East Boldon, NE36 0DP

£245,000



Delighted to offer this Semi Detached Bungalow in this much sought after location overlooking Grange Park to the front. Extended across the rear, the home comes with a large kitchen diner and an extended main bedroom, offers a lounge, shower room and two bedrooms. There is an attached garage from a long drive with mature gardens to both front and rear. With scope to cosmetically upgrade and No Onward Chain, viewing is a must to fully appreciate.



Entrance hall

Via a composite front door, laminate floor and a radiator

Living room 14'9" x 11'8" (4.50 x 3.56)

To the front with a fire surround and a gas fire, bow window, laminate floor and a radiator

Kitchen diner 23'6" x 8'11" (7.17 x 2.72)

An extended kitchen diner with patio doors to access the rear gardens. there are wall and base units with work surfaces housing a sink unit, gas hob with oven under, integral fridge and freezer, tiled splash backs and a tiled floor, radiator

Bedroom 1 16'10" x 11'8" (5.14 x 3.56)

Extended to the rear to make a great sized room with built in wardrobes having sliding doors, laminate floor and a radiator

Bedroom 2 9'1" x 9'0" (2.78 x 2.76)

Fitted wardrobes with sliding doors, bow window and a radiator

Shower room

Shower enclosure with a mixer shower having drencher and spray shower heads, , wash basin and WC, tiled and clad walls, vanity cupboard and a radiator

Garage

A single garage with an electric roller door and courtesy door to the garden

External

Garden to the front with a printed concrete drive to access the garage set to the side and rear. To the rear of the home are mature gardens and trees with lawns and a patio area

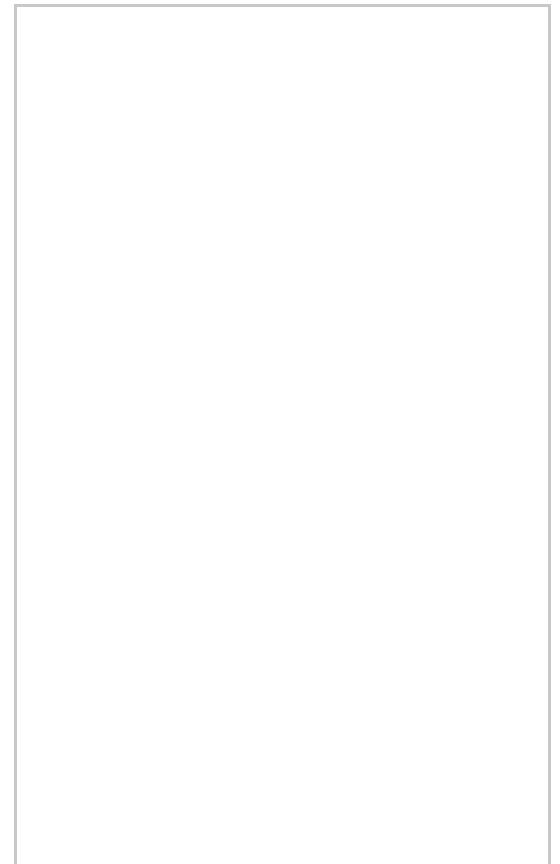
Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 22 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin, Mobile Coverage O2 and Three likely, EE and Vodafone limited.


Area Map



Floor Plans



Energy Efficiency Graph

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

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.