Colin Lilley
ESTATE AGENTS



20 Shelley Avenue

Boldon Colliery, NE35 9EA

Offers Over £90,000

3 1 1

Renovation Opportunity: A three bedroom Semi Detached Home that would be an ideal renovation project for investors or developers in this popular location for families and couples. The home offers generous rooms sizes and comes with southerly aspect rear gardens but does need the full renovation programme which could create value. Viewing a must.







Entrance hall
Stairs to the first floor, radiator

Lounge dining room 18'8" x 10'11" (5.70 x 3.34)
Across the rear of the home with Parkray fire, radiator

Kitchen breakfast room 13'5" x 12'1" (4.10 x 3.70)
Wall and base units with a sink, radiator.

First floor
Landing

Bedroom 1 15'2" x 10'11" (4.63 x 3.33)
Built in cupboard and a radiator

Bedroom 2 10'2" x 9'7" (3.12 x 2.93)
Built in cupboard, radiator

Bedroom 3 10'10" x 7'5" (3.32 x 2.28)
Radiator

Bathroom 7'10" x 5'5" (2.40 x 1.66)
Bath with mixer shower tap, wash basin and WC, cupboard.

External
Two brick outhouses and gardens to the front and rear with the back having a south aspect.

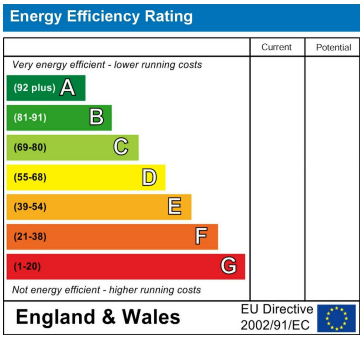
Note
Freehold title, Council Tax Band A, Mains Electric, Sewerage and Water. Flood Risk very low. Broadband Basic 7 Mbps, Superfast 48 Mbps, Ultrafast1800 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage EE likely, O2, Vodafone and Three limited.

Area Map



Floor Plans

Energy Efficiency Graph



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