



## 5 Belle Vue Villas

East Boldon, NE36 0SR

£358,500



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## Entrance lobby

The original front entrance lobby to the south side of the home and now the "rear", comes with a tiled floor and leads through to the hall.

## Entrance hall

Stairs to the first floor, parquet floor and a radiator

## Living room

An open fire to the corner chimney breast, two radiators and open to the sun room

## Sun room

A lovely large sun room with south aspect looking over the garden and with views beyond, radiator

## Kitchen diner

Across with width of the home with the kitchen area having a range of wall and base units with work surfaces housing a sink unit, gas hob with filter hood over and a double oven. There are tiled walls and a storage display unit to partition the dining area which has a gas fire and a radiator

## Cloaks WC

WC with pine clad walls

## Rear lobby

With access to the garden and out onto Belle Vue Villas and South Lane

## First floor

Landing with radiator

## Bedroom 1

A range of built in wardrobes, radiator and great views south over the gardens and fields

## Bedroom 2

Free standing wardrobes and drawers, vanity sink unit and a radiator

## Bedroom 3

Built in wardrobes, great views south and a radiator

## Bedroom 4

Free standing wardrobe with louvre doors, radiator

## Bathroom

A modern good sized bathroom with a four piece suite and a range of vanity storage cupboards. There's a bath, wash basin and WC, separate shower enclosure with an electric shower, boiler cupboard, spot lights, tiled walls and floor

## Garage

A long single garage at the end of the shared drive access, with a recently fitted up and over door.

## External

Wonderful long gardens with mature planting, crazy paved patio, lawns and a greenhouse. The south aspect provides light and warmth and comes with open views over fields. The shared drive extends to the rear and ends at the

detached garage. Enclosed walled gardens to the north onto South Lane

### Note

Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk very low, Broadband Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT and Sky, Mobile Coverage O2 likely, Three, EE and Vodafone limited.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**ColinLilley**  
ESTATE AGENTS

Total Approx Floor Area 1484.23 sq. ft. (137.89 sq. m)



Ground Floor  
Approximate Floor Area  
783.50 sq. ft.  
(72.79 sq. m)

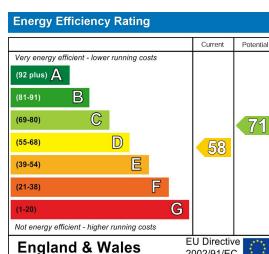
First Floor  
Approximate Floor Area  
700.73 sq. ft.  
(65.10 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

## Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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