



3 Shipton Close

The Cotswolds Boldon Colliery, NE35 9JL

Offers Around £189,950



A delightful Semi Detached Home which presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two well-proportioned bedrooms both with wardrobes, an inviting reception room, a fitted kitchen diner across the rear which opens into a conservatory overlooking the gardens. One of the standout features of this property is the generous 30ft garage which offers so much future potential for extending over (subject to planning) or just offering that all important extra storage space that buyers crave. Situated in an excellent location with Asda superstore and Biddick Hall Metro a short distance away, a fantastic opportunity for those looking to settle in a friendly neighbourhood with excellent transport links and local facilities. Offered with No Onward Chain, don't miss the chance to make this lovely property your new home.



Entrance porch

Via a PVCu front door, laminate floor and through to

Living room 15'3" x 12'7" (4.65 x 3.86)

Stairs to the first floor, coving, built in cupboard, laminate floor and a radiator

Kitchen diner 12'7" x 8'11" (3.86 x 2.74)

Fitted with wall and base units having work tops housing a sink unit, electric hob with oven under and extractor over, laminate floor and a radiator

Conservatory 9'10" x 8'6" (3.00 x 2.60)

Laminate floor, French doors to the garden, radiator

First floor

Landing with built in cupboard

Bedroom 1 10'8" x 9'0" (3.26 x 2.75)

Fitted wardrobes with mirrored sliding doors, radiator

Bedroom 2 10'8" x 7'7" (3.26 x 2.32)

Built in stair head cupboard and fitted wardrobes with sliding doors, radiator

Bathroom

A three piece suite comprising a bath with mixer shower tap, wash basin and WC, half tiled walls, laminate floor and a radiator

Garage 30'0" x 8'6" (9.15 x 2.60)

A superb sized garage the full length of the house and offering so much future scope. There is an electric roller door, power sockets and courtesy door to the rear garden.

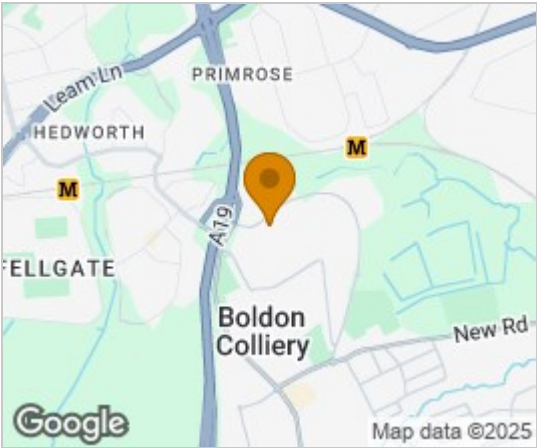
External

Front lawned garden and a block paved drive for off street parking. To the rear are enclosed gardens with patio area, lawns and mature borders, outside tap.

Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Three and EE likely, Vodafone limited.

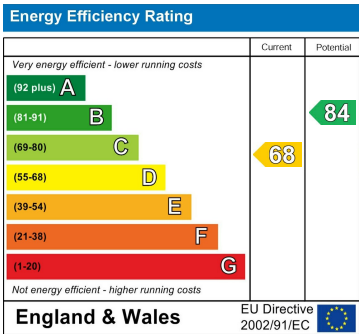
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.