



## 4 Avondale Gardens

West Boldon East Boldon, NE36 0PR

Offers Around £287,500



This neutrally presented, three-bedroom semi-detached family home is well situated on a corner position with appealing aspect over a play park and field to the front. Offered with No Onward Chain and having been refreshed and updated with a recently installed kitchen, re wired and re skimmed, fresh decor and carpeting, creating a wonderful family home. The situation is ideal for the facilities of both East and West Boldon having great schools, shops and transport links. The home has a garage and drive, comes with three bedrooms, a shower room and separate WC, two reception rooms, the kitchen and a useful utility room. Outside the gardens are to the front side and rear with the open space aspect. Benefits include double glazing and gas central heating. Viewing is a must to fully appreciate.



Entrance hall

Stairs to the first floor, cupboard under, radiator

Living room 14'6" x 13'4" (4.42 x 4.08)

Two radiators and open through to

Dining room 10'10" x 9'10" (3.31 x 3.01)

French doors to the rear and a column radiator

Kitchen 10'10" x 10'1" (3.31 x 3.09)

A new fitted kitchen comprising wall, base units and work surfaces housing a sink unit, induction hob with contemporary filter hood over and oven under, integrated dishwasher and fridge, built in pantry cupboard, column radiator

Utility

Worktops and plumbed for a washer, door to the rear and door to the garage, spotlights.

First floor

Landing

Bedroom 1 12'9" x 12'2" (3.90 x 3.71)

Buit in cupbaord and a range of wardrobes, lovely large window and great front aspect/view, radiator

Bedroom 2 12'2" z 10'9" (3.71 z 3.28)

Radiator

Bedroom 3 8'8" x 8'0" max (2.65 x 2.44 max)

Wardrobes with sliding doors and a stairhead cupboard, radiator

Shower room

A lovely large shower enclosure with an electric shower, vanity unit with wash basin, spot lights and a towel radiator

Separate WC

WC

Garage 16'9" x 9'6" (5.12 x 2.92)

With up and over door, power and light, access to the utility. In front of the garage is a block paved drive for additional off street parking.

External

Gardens to both front side and rear for this corner positioned home. Fenced to create side privacy and to have areas to sit in the summer sun. There are lawns, mature planted borders and a rear gravel patio garden with external tap and power.

Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk none. Broadband Basic 12 Mbps, Superfast 60 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Vodafone likely, Three and EE limited.

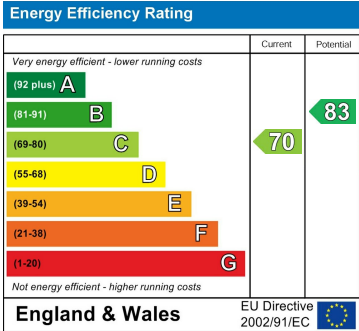
Area Map



Floor Plans



Energy Efficiency Graph



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