



9 Langholm Road

East Boldon, NE36 0ED

£357,500



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Entrance porch

Through to

Entrance lobby

Through to

Hall

Fixed stair to the loft

Living room

14'11" x 12'0" (4.56 x 3.68)

Feature stone fireplace with an electric fire, radiator and arch to

Dining room

12'7" x 9'3" (3.86 x 2.83)

With a range of fitted display and storage units housing a fire surround and an electric fire, radiator, doors through to the rear utility

Utility

18'0" x 5'11" (5.50 x 1.82)

A large useful utility with a sink unit and base units, tiled floor, spot lights and a radiator. From the utility there is access to the rear passage

Rear passage

This long passage was once the outside of the home, has now been brought indoors and creates access to the long side sun room. There is a vaulted ceiling with sky lights, a built in cupboard, parquet floor and spot lights

Sun room

28'10" x 6'0" (8.80 x 1.84)

Virtually the full depth of the home on the south east side, this long sun room has spot lights a tiled floor, two sets of French doors lead to the front and side of the home into the gardens

Side hall

With door onto the side drive and access to the kitchen and the main shower room

Kitchen

11'1" x 10'10" (3.40 x 3.32)

Fitted with a modern range of handle less units with contrasting work surfaces and splash backs. There is a sink unit, electric hob with oven under and filter hood over, integral fridge, laminate floor, spot lights and a radiator

Shower room

8'4" x 7'4" (2.56 x 2.25)

A lovely large shower room with an enclosure having a mixer shower. There's a wash basin and WC, part clad and tiled walls, spot lights and a radiator. The central heating boiler is wall mounted in this room.

Bedroom 1

12'9" x 11'10" (3.90 x 3.63)

A range of fitted wardrobes and overhead storage, drawers and bed side units, radiator

Bedroom 2

10'9" x 9'2" (3.30 x 2.81)

A range of fitted wardrobes and over head storage, built in wardrobes with sliding doors, radiator

Bedroom 3

12'4" x 6'1" (3.76 x 1.87)

A single bedroom with free standing wardrobes, radiator

Cloaks WC

Wash basin and WC, tiled walls, spot lights and a radiator

Loft

A fixed stair leads to the historic loft rooms which are floored, boarded and lined and have skylights. From the landing there is access to:

Loft rooms

A loft room with vaulted ceiling and pine boarding with eaves storage, leads through to a second loft room with front and rear skylights

Shower room

Shower enclosure with an electric shower, vanity unit with wash basin and a WC, skylight and a radiator

Garage

A large single detached garage with two electric roller doors providing front access from the drive and rear access from a lane. There is power, light and an additional side courtesy door.

External

A lovely corner garden plot with block paved paths, gravel and synthetic grass, all walled in and topped with railings. There is a side block paved drive leading to the detached garage.

Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 19 Mbps, Superfast 256 Mbps, Ultrafast 1800 Mbps.. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited.



ColinLilley
ESTATE AGENTS

Total Approx Floor Area 1583.00 sq. ft. (147.10 sq. m)

Ground Floor
Approximate Floor Area
101.10 sq. ft.
(1088.00 sq. m)

Room In Roof
Approximate Floor Area
46.00 sq. ft.
(495.00 sq. m)

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

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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	EU Directive

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