ColinLilley
ESTATE AGENTS

153 Hardie Drive

West Boldon, NE36 0HB

£175,000

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Ideal for the growing family or first time buyer looking to put their stamp on a home and personalise to their tastes, we are delighted to offer this Semi Detached Home, set back from the road in this much sought after location. This well loved property sits on a south west aspect garden plot, comes with three bedrooms, all with cupboards/storage, has a new installed shower room, a good sized lounge, kitchen and a useful cloaks WC. Benefits include both gas central heating and double glazing. Offered with No Onward Chain, this is a great proposition and early viewing is a must.

Entrance hall
Stairs to the first floor, radiator

Cloaks WC
Wash basin and WC

Living room
Stone fireplace with display tops and a Parkray fire, radiator

Kitchen
Fitted with wall and base units with worktops housing a coloured sink unit, gas cooker with filter hood over, laminate floor and a radiator

Rear lobby
Door to the outside and door to a large storage cupboard (the coke store).

First floor
Landing

Bedroom 1
Two built in stairhead cupboards and a radiator

Bedroom 2
Two built in stairhead cupboards and a large built in cupboard, radiator

Bedroom 3
Built in cupboard housing the central heating boiler, radiator

Shower room
A new shower room comprising a large enclosure with a mixer shower having both drencher and spray shower heads, vanity units housing the washbasin and WC.

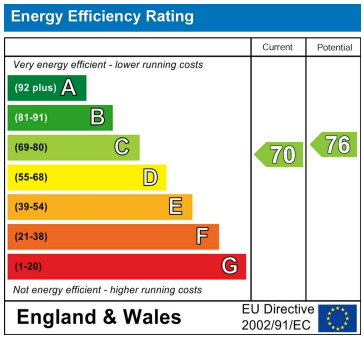
External
Gardens to the front with pedestrianised access. The gardens wrap around the side and to the rear with a great south west aspect, a garden shed and a greenhouse. A lovely space to enjoy the afternoon sun.

Note
Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk Very Low, Broadband Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1800 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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