



## 17 Front Street

, East Boldon, NE36 0SF

**£155,000**



Well situated in this popular location with good all round facilities, a two bedroom Mid Terraced Cottage ideal for the first time buyer or those downsizing. The home comes with two reception rooms, a kitchen and separate cloaks WC, whilst to the first floor are the two bedrooms and a bathroom. With a garage and yard, benefits include gas central heating and partial double glazing and the opportunity to renovate and personalize. No Onward Chain. EPC E



## Entrance Lobby

Through to

## Entrance hall

Built in cupboard, radiator

## Living room 13'5" x 10'11" (4.09 x 3.35)

Wood fire surround, bay window and radiator

## Sitting room 14'3" x 14'3" (4.36 x 4.35)

Fire surround and gas fire, radiator

## Kitchen 11'8" x 5'10" (3.57 x 1.78)

fitted with wall, base units and work surfaces housing a sink unit, tiled splash backs, gas cooker, fridge and freezer

## Separate WC

WC, wall mounted central heating boiler

## Rear lobby

With door to the yard and door through to the garage

## First Floor

Landing

## Bedroom 1 13'3" x 11'9" (4.06 x 3.60)

Front dormer window, eaves level storage, radiator

## Bedroom 2 14'7" x 8'4" (4.45 x 2.56)

Built in cupboard/wardrobes, radiator

## Bathroom

Bath with electric shower over, wash basin and WC, tiled walls and a radiator

## Garage 17'9" x 12'8" (5.43 x 3.88)

Folding doors to the rear lane

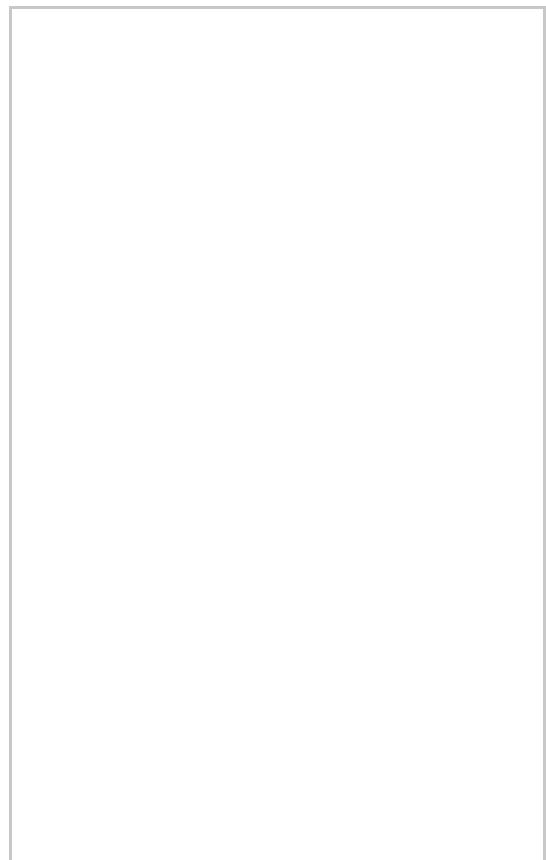
## Yard

Small yard area

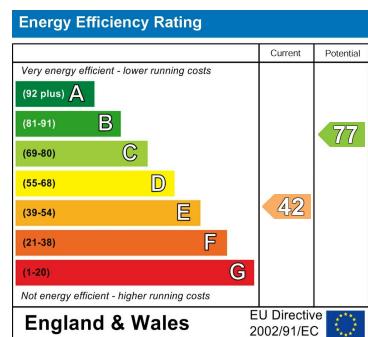
## Area Map



## Floor Plans



## Energy Efficiency Graph



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