



14 St Marys Terrace

East Boldon, NE36 0LX

£500,000



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Entrance lobby

Via a PVCu front door, porcelain floor tiles and through to

Entrance hall

Stairs to the first floor, porcelain floor tiles and a column style radiator

Cloaks WC

Vanity unit with wash basin, WC, half tiled walls with a tiled floor, towel radiator

Living room

A lovely front living room with bay window, ceiling mouldings and coving adding character. The focal point is a marble fire surround with gas fire and stone slip feature alcoves, LVT flooring and a cast style radiator. The living room opens into the formal dining room

Dining room

LVT flooring and a cast style radiator. Double doors open to the rear family dining kitchen area.

Kitchen family living and dining room

Wow! what a stunning space that has been thoughtfully designed and extensively fitted with quality fittings throughout including a P W S Clarendon Kitchen by Terry Lynn with Neff appliances, quartz stone with marble pattern work surfaces, porcelain floor tiling and Dowsing and Reynolds kitchen handles. There is a lovely dining island with double Butler style sink with a hot water boiler tap, integral fridge and freezer,

dishwasher, induction hob with extractor over and beautiful splash back tiling, twin ovens with warming drawers, pantry cupboard with power, unit lighting and spot lighting with French doors to the garden and two lantern roof lights. The living area has a media wall with contemporary electric fire. The floors are porcelain tiled and come with under floor heating.

Utility

Fitted with base units and larder units, there are spaces for the appliances, porcelain floor tiles and a door through to the garage

First floor

A lovely sized return landing with access to the bedrooms. There is loft access via a hatch and ladder with the loft having some boarding

Bedroom 1

To the rear with a reproduction cast fireplace with an electric fire, bespoke alcove fitted wardrobes with internal lighting, cast style radiator

Bedroom 2

To the front with a radiator

Bedroom 3

To the side and rear, this is a great teenagers bedroom that steps down to a walk in wardrobe and also to an en suite shower room. The bedroom has a radiator

Tel: 01914569499

En suite

A shower enclosure with a mixer shower, wash basin and WC, tiled walls and floor with a chrome towel radiator

Bedroom 4

Radiator

Bathroom

The family bathroom with a four piece suite comprising a bath with mixer shower tap, wall hung wash basin, WC, a separate large shower enclosure with mixer shower, tiled walls and floor, ceiling spot lighting and a large chrome towel radiator

Garage

With an electric roller door and courtesy door to the utility, light and power

External

Across the front is a block paved drive for off street parking and an EV charging point. To the rear is a stone flagged patio area with lawns and a garden shed, external tap.

Note

Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk very low. Broadband Basic 18 Mbps, Superfast 69 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Three likely, EE and Vodafone limited



Road Map



Hybrid Map



Terrain Map



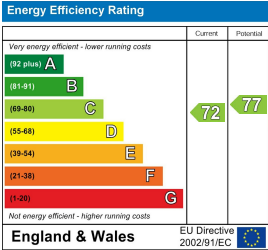
Floor Plan



Viewing

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 Graph



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