



6 Hamilton Terrace

West Boldon, NE36 0PP

£150,000



Superbly well positioned on this lovely terrace on Dipe Lane with South aspect to the front, a Boho Chic styled and inspired First Floor Flat with versatile accommodation, currently two bedrooms and two reception rooms, but could easily be three bedrooms if required. This character home has some lovely features with an integrated kitchen with Corian work surfaces, metro tiled bathroom with roll top bath, stripped wood floors and a lovely rear external mezzanie terrace spot ideal for relaxing in the fresh air. With a multi fuel stove to the rear sitting room, gas central heating, double glazing and stylish interior, this home is sure to impress. Viewing essential



Entrance hall

Via a composite front door, wood floor and stairs to the first floor landing which has loft access via hatch and ladder with some boarding and a light

Lounge/front bedroom 1 14'7" x 12'11" (4.45 x 3.96)

To the front of the home, this lovely aspect room could be the main bedroom but is currently a superb lounge with a period fire surround with tiled and cast inserts, coving, wood floor and a radiator

Sitting room 14'9" x 11'5" (4.50 x 3.48)

To the rear, super stylish with a multi fuel burning stove set to the chimney breast on a stone hearth with mantel beam above, alcove storage cupboards and a radiator

Kitchen breakfast room 13'5" x 7'6" (4.10 x 2.30)

Light, bright and with simple clean lines this fully fitted kitchen has Corian style work surfaces and moulded to a breakfasting table to one end. There are shaker design wall and base units, an under bench fitted sink with shower spray tap, electric hob, oven and combi microwave oven, fridge freezer, laminate floor and glazed door to the exterior, radiator

Bathroom

A perod style bathroom with roll top bath and mixer shower tap with shower screen, wash basin and WC, metro tiled walls and a tiled floor, spot lights and a radiator

Bedroom 2 11'8" x 7'10" (3.58 x 2.39)

Period cast fireplace, wood floor and a radiator

Bedroom 3 9'6" x 8'0" (2.92 x 2.44)

Wood floor and a radiator

External

An external staircase leads to a mezzanine terraced space ideal for catching the afternoon sun or having a morning coffee. There is a block paved rear yard with the lower flat having access rights over to the rear private lane.

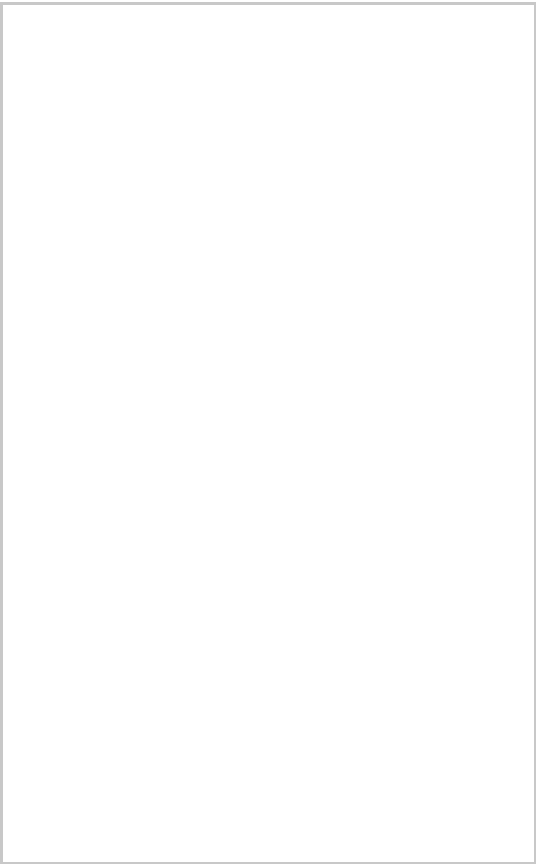
Note

Freehold title, subject to the lease of the lower flat no 5 which is 99 years from November 2016. Council Tax Band A, Mains Services Connected, Flood Risk None. Broadband Basic 13 Mbps, Superfast 55 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Vodafone likely, Three and EE limited

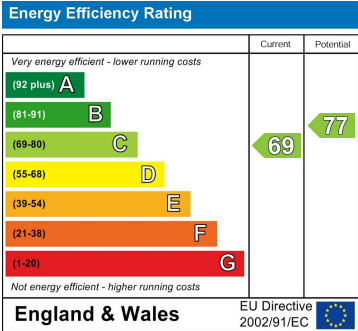
Area Map



Floor Plans



Energy Efficiency Graph



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