



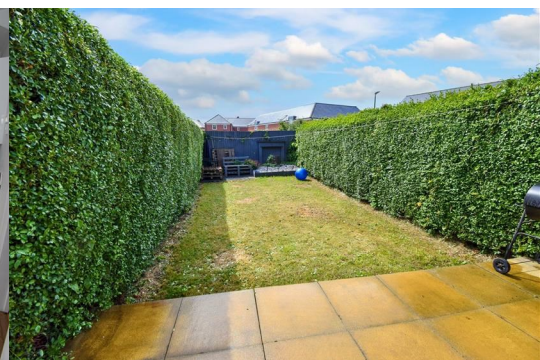
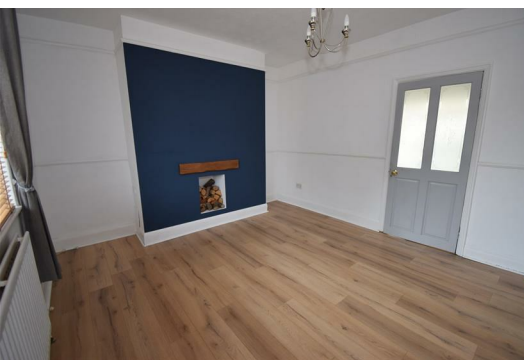
59 Addison Road

West Boldon, NE36 0QZ

Offers Around £137,950



A super two bedroom mid terraced with southwest aspect long garden and a double drive to the front, ideal for the first time buyer or young couple in this popular location in the heart of West Boldon. Neutral decor throughout lounge through the kitchen diner with conservatory, the two bedrooms, and a stylish bathroom, off street parking at the front and the great garden at the back make this an all round affordable proposition and great first home. No Onward Chain



Entrance hall

Via PVCu front door with stairs to the first floor, laminate floor and radiator

Living room 13'5" x 11'9" (4.10 x 3.60)

Built in cupboard, laminate floor and radiator

Kitchen diner 10'7" x 6'3" and 10'8" x 6'6" (3.25 x 1.93 and 3.27 x 2.00)

Fitted with wall, base units and contrast work surfaces housing a sink unit, gas hob with filterover and oven under, tiled splash backs, Lvt floor floor and radiator.Open to

Conservatory 9'6" x 6'6" (2.90 x 2.00)

Laminate floor and door to the garden

First floor

Landing

Bedroom 1 12'7" x 10'2" (3.85 x 3.12)

Fitted wardrobes with bed side cabinets,. Built in stairhead wardrobe/cupboard, radiator

Bedroom 2 10'4" x 8'5" (3.16 x 2.58)

Radiator

Bathroom 6'6" x 6'5" (2.00 x 1.96)

Bath with electric shower over and shower screen, wash basin and WC in vanity units, part tiled walls and radiator

External

Front block paved drive for off street parking. Appealing south aspect rear gardens with patio and lawns

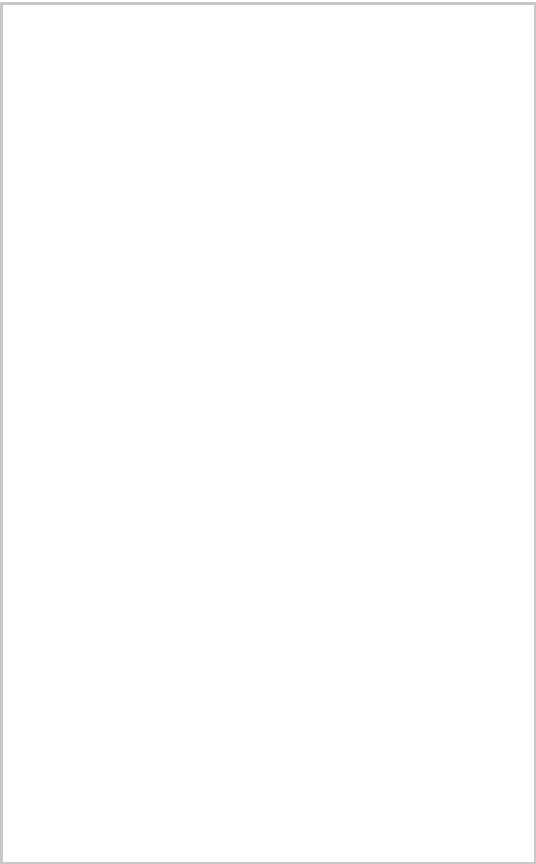
Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low, Broadband Basic 13 Mbps, Superfast 33 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Three likely, Vodafone and EE limited

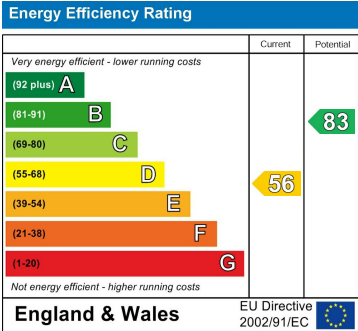
Area Map



Floor Plans



Energy Efficiency Graph



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