



## 7 Avondale Gardens

West Boldon East Boldon, NE36 0PR

Offers Around £215,000



Situated in the sought after area of Avondale Gardens, West Boldon, this three-bedroom semi-detached home offers excellent potential for families. The property features three spacious reception rooms, well-proportioned bedrooms, and a shower room with separate WC. Outside there are south aspect mature gardens, a garage and a drive. With scope for modernisation and updating, this provides a great opportunity to personalise the property. Conveniently located close to local amenities, schools, and parks, this is an ideal family home in a popular residential area.





Entrance porch

With a door through to the garage and door to:

Entrance hall

Stairs to the first floor with a cupboard under, radiator

Living room 13'5" x 12'2" (4.09 x 3.72)

Period fire surround with cast and tiled inserts, radiator and an arch to:

Dining room 10'1" x 9'1" (3.08 x 2.78)

Radiator

Breakfast room/study 9'9" x 8'11" (2.99 x 2.73)

Two built in cupboards, and a radiator

Kitchen 10'4" x 8'8" (3.15 x 2.66)

Fitted with wall and base units with contrasting work surfaces and housing a sink unit, electric hob, eye level oven, space for appliances, half tiled walls and laminate floor, door to the garden and door to the garage.

First floor

Landing with radiator

Bedroom 1 12'5" x 9'7" (3.80 x 2.94)

Built in wardrobes and built in cupboard, radiator

Bedroom 2 11'1" x 9'10" (3.40 x 3.02)

Radiator

Bedroom 3 8'11" x 7'4" (2.74 x 2.24)

Stairhead cupboard housing the central heating boiler, radiator

Shower room

Corner shower enclosure with an electric shower, wash basin, half tiled walls and a towel radiator

Separate WC

WC

Garage 17'9" x 8'10" (5.42 x 2.71)

A large single garage with an up and over door and light.

External

To the front is a block paved drive and mature garden area whilst to the rear is a south aspect good sized mature garden with gate access to the rear lane.

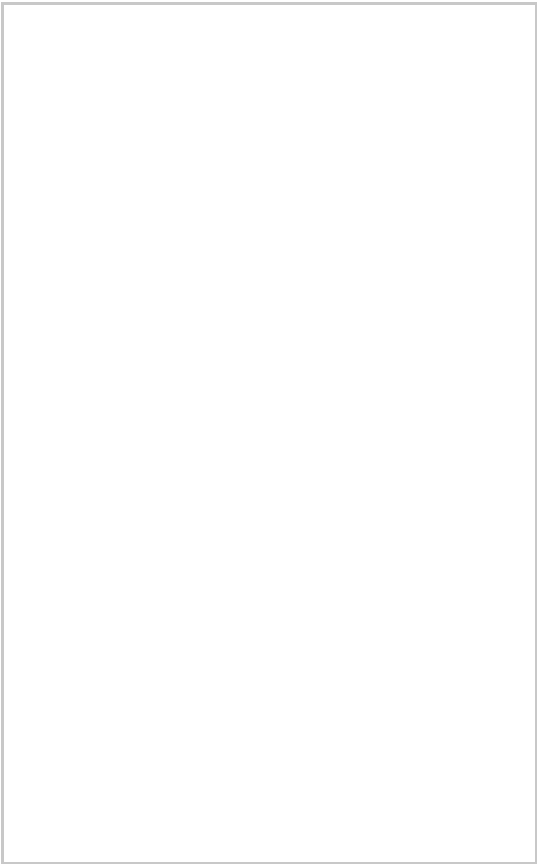
Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 12 Mbps, Superfast 60 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2 likely, EE, Vodafone and Three limited.

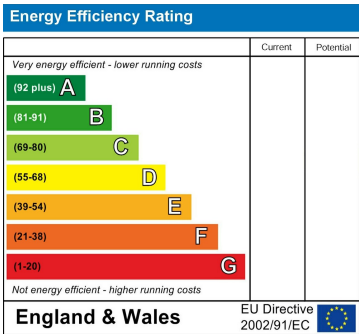
Area Map



Floor Plans



Energy Efficiency Graph



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