



1 Belle Vue Villas

South Lane, East Boldon, NE36 0SR

£449,000



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Rare to the market in this lovely location with South aspect large gardens and views across fields, delighted to offer this four bedroom Semi Detached family home. Conveniently situated for all East Boldon has to offer, this neutrally presented home offers generous accommodation with a kitchen breakfast room, dining room, ground floor cloaks shower room and a lounge with aspect over the gardens. There's a family bathroom with corner bath and the four bedrooms. The gardens are a great size with decking, lawns and summer house whilst the drive has off street parking for two cars and an EV charge point. Viewing essential to fully appreciate

Entrance Lobby

Via a composite front door, built in storage cupboards

Kitchen breakfast room

15'3" x 11'9" (4.65 x 3.60)

Fitted with a range of wall, base units and work surfaces incorporating a breakfast bar area. Housed is a sink unit, gas hob with filter hood over, eye level oven and grill, space for appliances, tiled splash backs, column style radiator and double doors through to the dining room.

Dining Room

12'7" x 10'6" (3.85 x 3.21)

Spot lights and radiator

Hall

The main reception hall with stairs to the first floor and seated window overlooking the garden, radiator. This hall leads to a lobby with a door to the garden.

Shower room

A very handy cloaks shower room with tiled walls and floor with shower floor drain and mixer shower over, wash basin and WC, radiator

Living room

14'11" x 12'9" (4.57 x 3.91)

Feature fire surround and gas fire to the corner of the room, bay window with French doors having access to the gardens, radiator

First floor

Radiator. There is loft access with pull down ladder, we are informed there is some boarding for storage.

Bedroom 1

14'11" x 12'9" (4.55 x 3.91)

Views South over the garden and fields, radiator

Bedroom 2

12'8" x 11'7" (3.88 x 3.54)

Radiator

Bedroom 3

12'9" x 8'10" (3.91 x 2.70)

Views South over the garden and fields, built in wardrobe, radiator

Bedroom 4

8'10" x 7'5" (2.70 x 2.27)

Radiator.

Bathroom

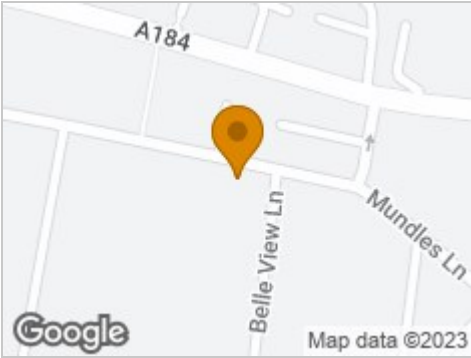
Corner bath with mixer shower tap, a range of vanity units housing the wash basin and WC, tiled walls and floor, spot lights and towel radiator

External

Concrete drive to the front with EV charge point. Enclosed rear gardens with summerhouse, decking and slate areas, large lawn with mature boards and some new fencing.



Road Map



Hybrid Map



Terrain Map



Floor Plan

ColinLilley

ESTATE AGENTS

Total Approx Floor Area 1407.38 sq. ft. (130.75 sq. m)

Seat

Hall

Shower Room

Kitchen / Diner (3.91m x 4.70m)

Dining (3.83m x 3.21m)

Hall

C/B

Living (3.88m x 4.56m)

Ground Floor

Approximate Floor Area

713.00 sq. ft.

(66.24 sq. m)

C/B

Bedroom (3.92m x 2.68m)

Bedroom (3.91m x 4.55m)

Landing

Bathroom

Bedroom (2.68m x 2.28m)

Bedroom (3.87m x 3.51m)

First Floor

Approximate Floor Area

694.37 sq. ft.

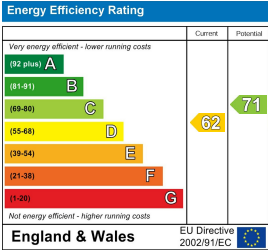
(64.51 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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