Colin Lilley
ESTATE AGENTS




# 3 Charlcote Crescent

East Boldon, NE36 0DT

£495,000

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### Entrance lobby
Via a bespoke quality timber door by ERW. engineered wood floor and through to

### Entrance hall
Stairs to the first floor with period hardwood banister and newel post, engineered wood floor.

### Cloaks WC
WC and wash basin with half tiled walls

### Living room
13'1" x 12'5" (4.00 x 3.80)
Beautiful ceiling mouldings and coving, bay window and with the focal point of a period fire surround with cast inserts

### Sitting room
13'1" x 11'3" (4.00 x 3.45)
To the rear with a mantel beam to the chimney breast that houses a wood burning stove set on a stone hearth, coving and open through into

### Dining area
20'6" x 7'8" (6.25 x 2.35)
With a vaulted ceiling, velux sky lights, spot lights and bifold doors to the garden. The room is open plan to the kitchen breakfast room via a breakfast bar area and makes a superb family space and is the hub of the home

### Kitchen breakfast room
28'4" x 9'2" (8.65 x 2.80)
A quality fitted kitchen with quartz marbled work surfaces incorporating the breakfast bar area and housing an under bench sink, Neff oven and combi microwave, five burner gas hob, integrated fridge, freezer and dishwasher, pantry cupboards, concealed space for a dryer, tiled splash backs and tiled floor, velux skylights and spot lights, stable door to the rear garden.

### First floor
Landing with return stairs and an oak staircase to the second floor with two built in storage cupboards

### Bedroom 1
12'5" x 11'5" (3.80 x 3.50)
To the front with sash style windows and quality fitted wardrobes to both alcoves, ceiling coving

### Bedroom 2
13'5" x 11'5" (4.10 x 3.50)
To the rear with quality fitted alcove wardrobe, coving

### Bedroom 4
9'6" x 5'10" (2.90 x 1.80)
A generous single bedroom

### Separate WC
WC, half tiled walls and a tiled floor

### Bathroom
9'2" x 8'6" (2.80 x 2.60)
Comprising a bath with mixer shower with both drencher and spray shower heads, a range of vanity units housing the wash basin and WC, splash back tiling and a tiled floor, built in storage cupboard

## Second floor
Landing

## Bedroom 3
17'8" x 10'2" (5.40 x 3.10)
A lovely large bedroom with front velux skylight and a rear dormer window, large walk in cupboard/wardrobe and an additional eaves level storage cupboard.

## En suite
Shower enclosure with a mixer shower having both drencher and spray shower heads, wash basin and WC, half tiled walls and a tiled floor, velux skylight

## External
The rear gardens are a great size and have a south westerly aspect, come with a lovely sheltered stone patio area, lawns, veg patch, flower beds and fruit trees, potting shed and external power and water. There is pedestrian access over the rear lane to The Hawthorns. To the front is a forecourt garden area.

## Note
Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 19 Mbps, Superfast 94 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited.

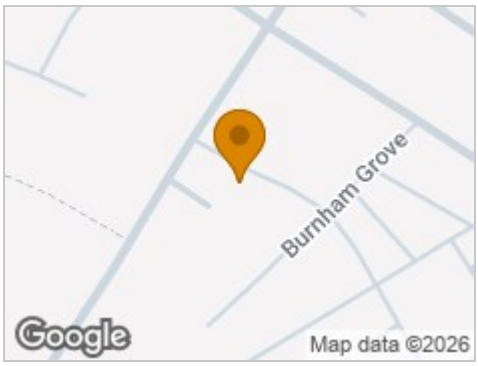








## Road Map




## Hybrid Map




## Terrain Map



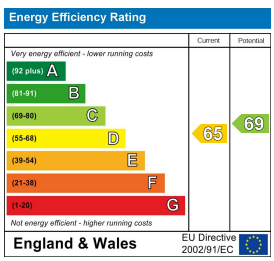

## Floor Plan




## 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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