



22 East View

Boldon Colliery, NE35 9AU

Offers Over £65,000



Ideal for the investor or cash buyers, situated in this busy location close to local shops and Asda superstore, we are delighted to offer this two bedroom upper maisonette that has surprisingly generous room sizes and comes with an open plan lounge diner from front to rear. There's a fitted kitchen and a bathroom with a four piece suite, gas central heating, double glazing and leasehold title with 60 years left to run which may restrict borrowing. With no onward chain, viewing is a must



Entrance porch

Through to the entrance hall

Entrance hall

Stairs to the first floor that open into the lounge diner

Lounge diner 27'11" x 16'0" (8.53 x 4.90)

A super large room from front to the rear, open plan with stairs to the second floor. The room has laminate floor and three radiators

Kitchen 14'7" x 7'3" (4.45 x 2.22)

Fitted with a range of wall and base units with work surfaces housing a sink unit, gas hob with filter hood over, oven, laminate floor, door to stairs down, radiator

Bathroom

A good sized bathroom with a four piece suite comprising a bath, wash basin and WC, separate shower with mixer shower, part tiled walls, built in cupboard and radiators.

Second floor

Landing with a large walk in storage cupboard with parquet floor

Bedroom 15'0" x 7'4" (4.58 x 2.25)

Built in wardrobe, parquet floor and a radiator

Bedroom 10'6" x 7'8" (3.22 x 2.36)

Parquet floor and a radiator

External

Access over the rear yard with the shop below. Roller shutter door for access.

Note

Leasehold 99 years from 1986 (60 years unexpired) . Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone and EE available, Three limited

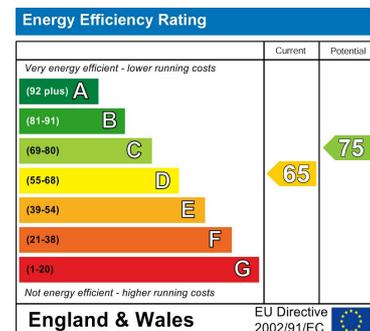
Area Map



Floor Plans



Energy Efficiency Graph



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