



Bowness Close, East Boldon, NE36

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Bowness Close, East Boldon, NE36

## Offers In The Region Of £235,000

\* 2 BEDROOM \* FREEHOLD \* SEMI DETACHED \* FRONT AND REAR GARDENS \* COUNCIL TAX BAND B \* EPC RATING C \*

This well-presented two-bedroom semi-detached home is offered for sale in the highly sought-after village of East Boldon, combining a practical layout with comfortable living spaces throughout.

The ground floor features a bright reception room overlooking the front garden, creating a welcoming space for relaxing or entertaining. To the rear, the modern kitchen is filled with natural light and offers contemporary units, tiled flooring, and ample space for dining. It also enjoys pleasant views of the garden and provides direct access to the outdoor space.

Upstairs, the property comprises a generous master bedroom and a second double bedroom with built-in storage, both well-proportioned and ideal for a range of uses. The bathroom is finished with tiled walls and includes a modern suite along with a heated towel rail.

Externally, the home benefits from both front and rear gardens. The rear garden features a decking area, ideal for outdoor seating and entertaining. A single garage and additional off-street parking further add to the property's appeal.

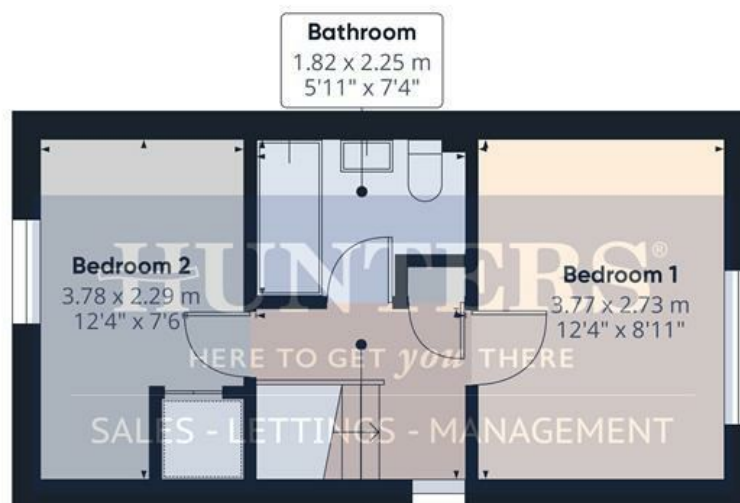
East Boldon is a popular residential area known for its strong community feel, reputable schools, and attractive green spaces. A range of local amenities, including cafés, shops, and everyday services, are easily accessible.

Excellent transport links are a key advantage, with East Boldon Metro station nearby providing regular services to Newcastle city centre, Sunderland, and the coast.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788  
sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

67.6 m<sup>2</sup>  
 728 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
 10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Entry**

3'10" x 3'2"

**Living Room**

12'4" x 15'3"

**Kitchen**

12'4" x 8'10"

**Landing**

6'3" x 7'6"

**Bedroom 1**

12'4" x 8'11"

**Bedroom 2**


12'4" x 7'6"

**Bathroom**

5'11" x 7'4"

**Garage**

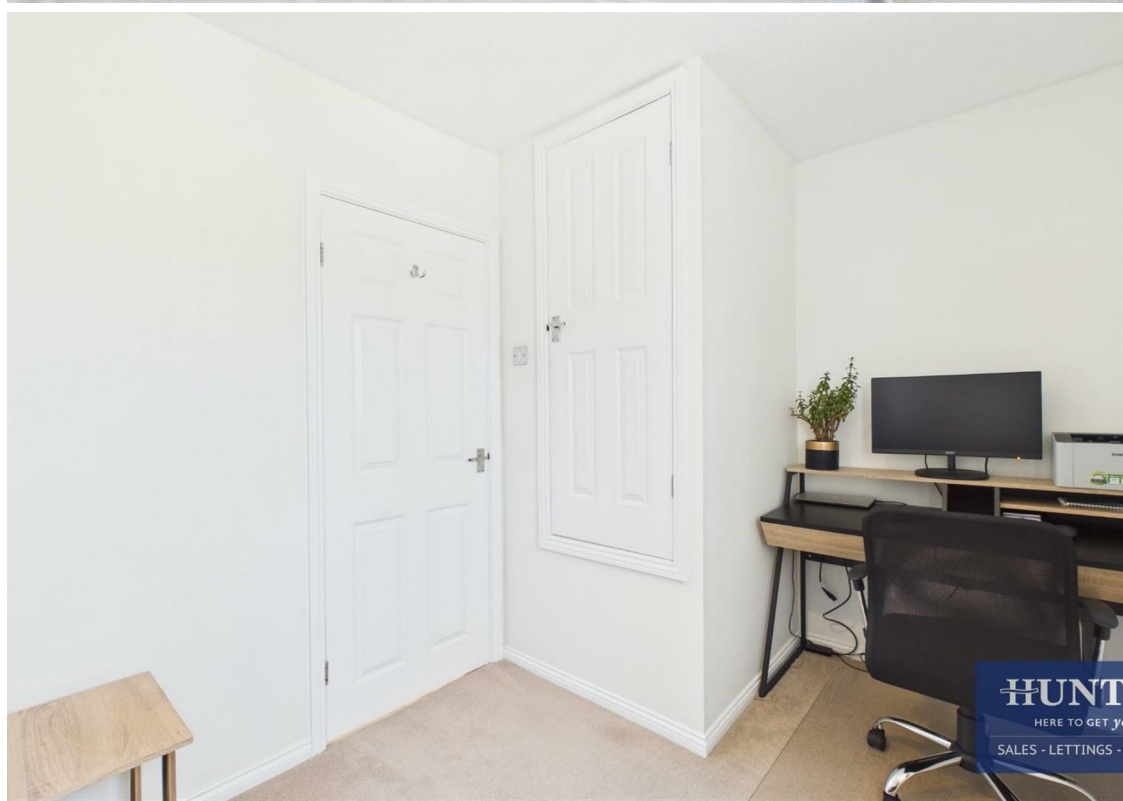
8'7" x 16'7"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











**HUNT**

HERE TO GET YOU

SALES - LETTINGS -