



Front Street, East Boldon, NE36

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

Front Street, East Boldon, NE36

Offers In The Region Of £240,000

\* 2 BEDROOM \* TERRACED \* FREEHOLD \* STUNNING PROPERTY \* COUNCIL TAX BAND B \* EPC RATING D \*

This immaculate two-bedroom terraced house is for sale in the heart of East Boldon, offering a beautifully presented home that combines character features with modern finishes in a highly desirable village location.

Inside, the ground floor features oak veneered flooring and high ceilings, creating a wonderful sense of space and light. The welcoming living room benefits from large windows with shutter blinds, a wood-burning stove, built-in storage and useful under-stairs storage. To the rear, the impressive open-plan kitchen/dining room is fitted with quartz worktops, a range cooker and an integrated dishwasher, while a dedicated utility area provides built-in washing machine and tumble dryer facilities. Modern radiators and quality wood doors run throughout the property. The loft is boarded, offering excellent additional storage space.

Upstairs, the master bedroom is a generous double with large windows and built-in storage. The second bedroom is also a double and benefits from built-in wardrobes. Completing the accommodation is a spacious, fully tiled bathroom featuring both a bath and a walk-in shower, together with a heated towel rail.

Externally, the property includes a roller shutter to the rear, adding practicality and security.

Situated in the sought-after village of East Boldon, the property is within easy reach of a range of local amenities, including cafés, pubs, independent shops and everyday conveniences. The area is also well regarded for its schools, green spaces and parks, making it an attractive location for a wide variety of buyers.

Early viewing is highly recommended to appreciate the quality, space and location this exceptional home has to offer.

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Floor 0



Floor 1



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

76.5 m<sup>2</sup>

824 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

3 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.

**Entry**

3'6" x 3'5"

**Living Room**

13'10" x 12'9"

**Kitchen/Dining Room**

13'10" x 14'3"

**Landing**

6'2" x 5'9"

**Bedroom 1**

12'9" x 12'10"


**Bedroom 2**

7'7" x 14'10"

**Bathroom**

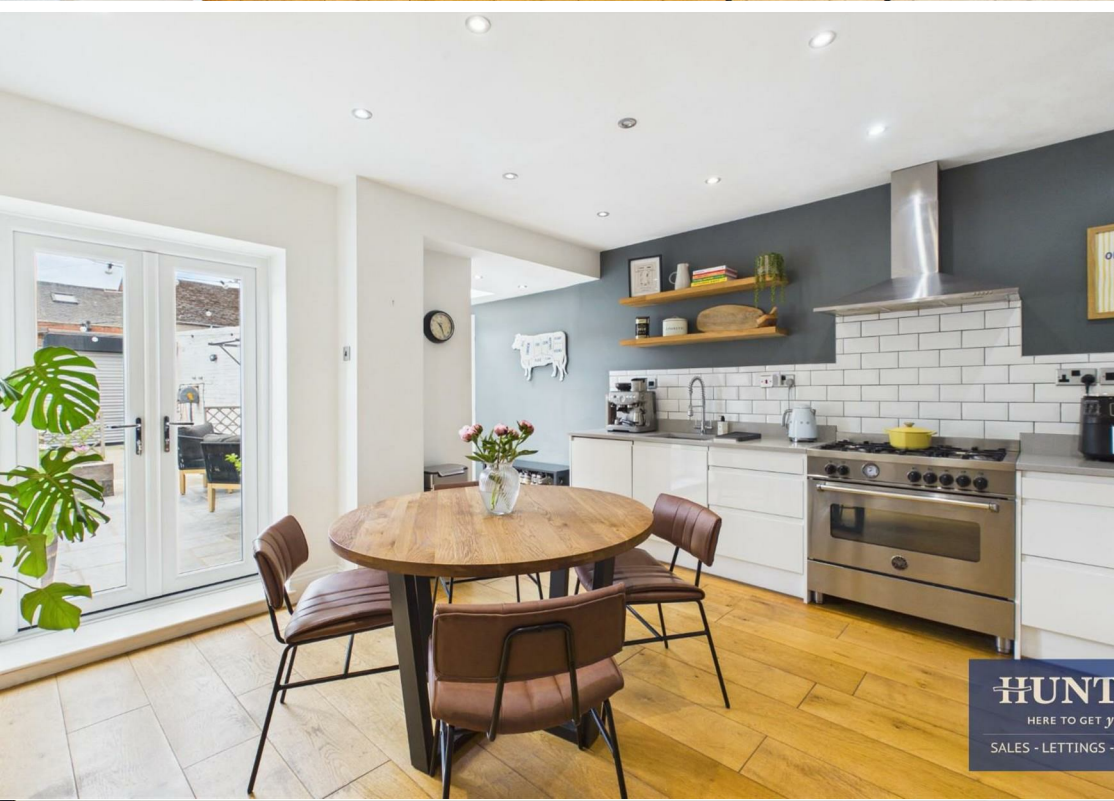
6'2" x 11'1"

**Energy Efficiency Rating**

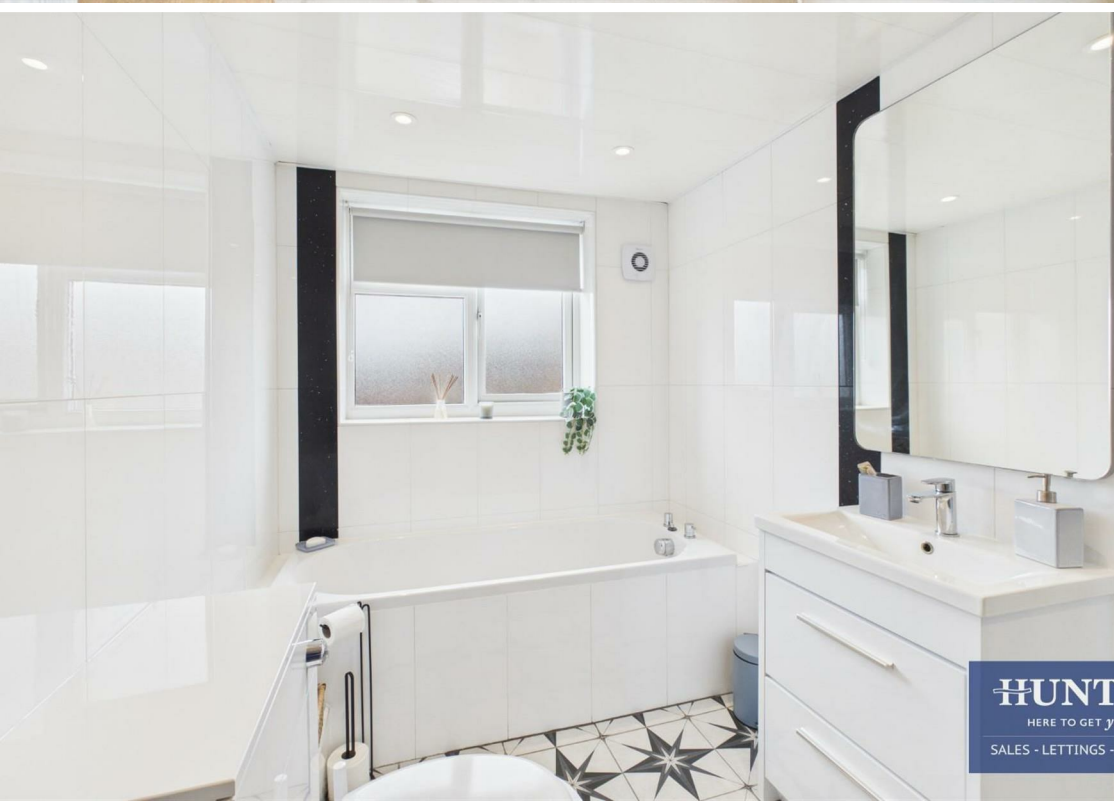
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.











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