



**Ashbrooke Terrace, East Boldon, Tyne & Wear, NE36 0TJ**

**Offers In The Region Of £329,950**





# Ashbrooke Terrace, East Boldon, Tyne & Wear, NE36 0TJ



PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* MID TERRACED HOUSE \* THREE BEDROOMS \* FRONT GARDEN \* REAR COURTYARD \* COUNCIL TAX BAND - C \* FREEHOLD \*

Nestled in the picturesque village of East Boldon, Ashbrooke Terrace offers a splendid opportunity to own a beautifully updated terraced house. Spanning an impressive 1,270 square feet, this property seamlessly combines period charm with contemporary elegance, making it an ideal family home.

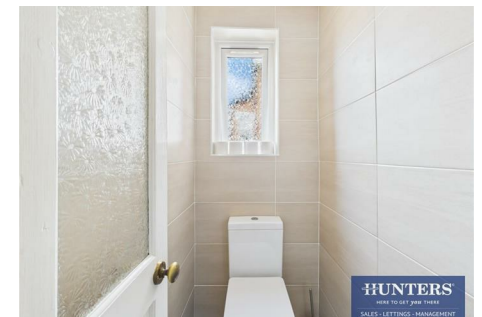
Upon entering, you are welcomed by a delightful entrance lobby that leads into a spacious hallway. The ground floor features two distinct reception rooms; the front room boasts an inviting wood-burning stove, while the rear room showcases a charming cast iron fireplace, perfect for cosy evenings. The heart of the home is the extended kitchen/diner, which is both stylish and functional, designed to cater to modern living. A useful cloak cupboard adds to the convenience of this well-thought-out layout.

As you ascend to the first floor, you will find three generously sized bedrooms, each filled with natural light and offering ample space for relaxation. The family bathroom is a standout feature, stylishly appointed with both a shower and a bath, complemented by a separate WC for added practicality.

One of the property's highlights is the beautifully presented rear courtyard, providing a tranquil outdoor space ideal for relaxation and entertaining. This area features decked and paved sections, along with roller shutter access to the rear, allowing parking for up to two vehicles. The front garden further enhances the property's curb appeal, making it a delightful sight from the street.

Conveniently located near highly regarded schools, shops, and restaurants, as well as easy access to the Metro system, Ashbrooke Terrace is perfectly positioned for modern living.

Viewing comes highly recommended !



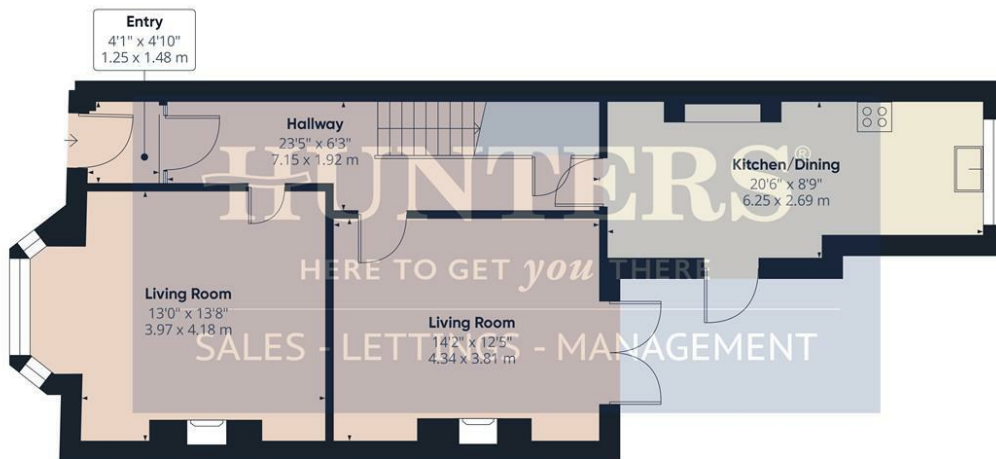


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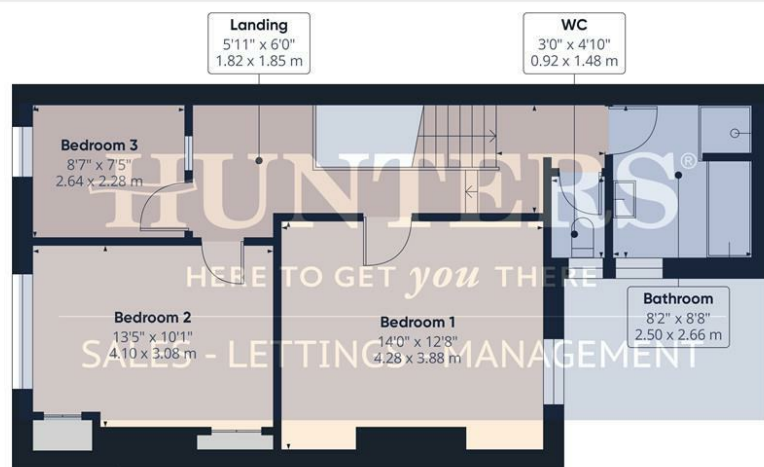


Entry 23'5" x 6'3"	Living Room 14'2" x 12'5"	Bathroom 8'2" x 8'8"	Bedroom 2 13'5" x 10'1"
Hallway 23'5" x 6'3"	Kitchen 20'6" x 8'9"	WC 0'0",30'10" x 4'10"	Bedroom 3 8'7" x 7'5"
Living Room 13'0" x 13'8"	Landing 5'11" x 6'0"	Bedroom 1 14'0" x 12'8"	





Ground Floor



Floor 1

**HUNTERS**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
1270 ft<sup>2</sup>  
118 m<sup>2</sup>

(1) Excluding balconies and terraces

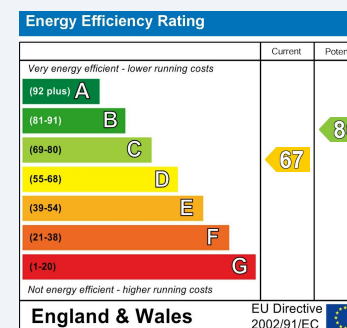
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.