



46 Hedworth Lane, Boldon Colliery, Tyne & Wear, NE35 9HS

Offers Over £75,000



Key features

- GROUND FLOOR APARTMENT
- ONE BEDROOM
- TYNESIDE LEASE
- FITTED KITCHEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- PRIVATE SECURE YARD
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- NO ONWARD CHAIN



Description

Located on Hedworth Lane in the charming area of Boldon Colliery, this delightful ground floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests.

The flat features a comfortable bedroom, providing a peaceful retreat at the end of the day. The fitted kitchen is designed for practicality and ease, making meal preparation a pleasure. Additionally, the property includes a separate shower enclosure, offering convenience and modern amenities.

One of the standout features of this flat is that it comes with no onward chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for those looking to move in quickly without the hassle of lengthy delays.

With its appealing location and thoughtful layout, this one-bedroom flat is a wonderful choice for anyone seeking a cosy home in Boldon Colliery. Do not miss the chance to view this property and discover its potential for comfortable living.



ENTRANCE HALL

19'8 x 3'8

LOUNGE

14'9 x 12'6

KITCHEN

11 x 6'2

BEDROOM ONE

14'10 x 13'1

BATHROOM

10'5 x 7'2

EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent







has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

212 High Street
Gateshead
Tyne And Wear
NE8 1AQ
0191 500 8 500
info@carouselestateagents.com
<https://www.carouselestateagents.com>

