

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



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

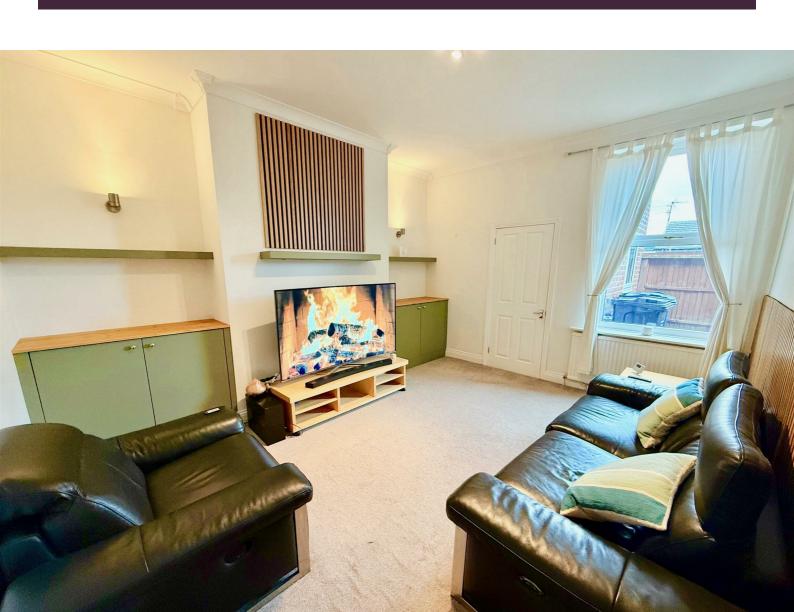
BEDROOM ONE 14'10 x 13'1

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

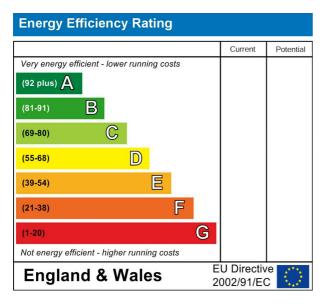


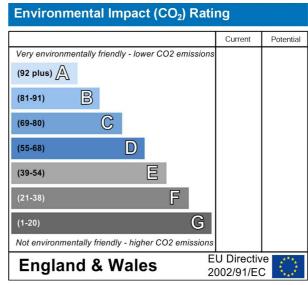






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