

Hindmarch Drive, East Boldon, NE36

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Hindmarch Drive, East Boldon, NE36

Offers In The Region Of £175,000

* 2 BEDROOM * SEMI DETACHED * FREEHOLD * DOUBLE DRIVEWAY * GARDEN * COUNCIL TAX BAND A *

For sale – a well-presented two-bedroom semi-detached house in the popular village of East Boldon.

Set behind a double driveway providing ample off-street parking, the property opens into a welcoming hallway with useful understairs storage. The spacious living/dining room features a wood-burning stove as its focal point, large windows allowing plenty of natural light and access to both the kitchen and sunroom.

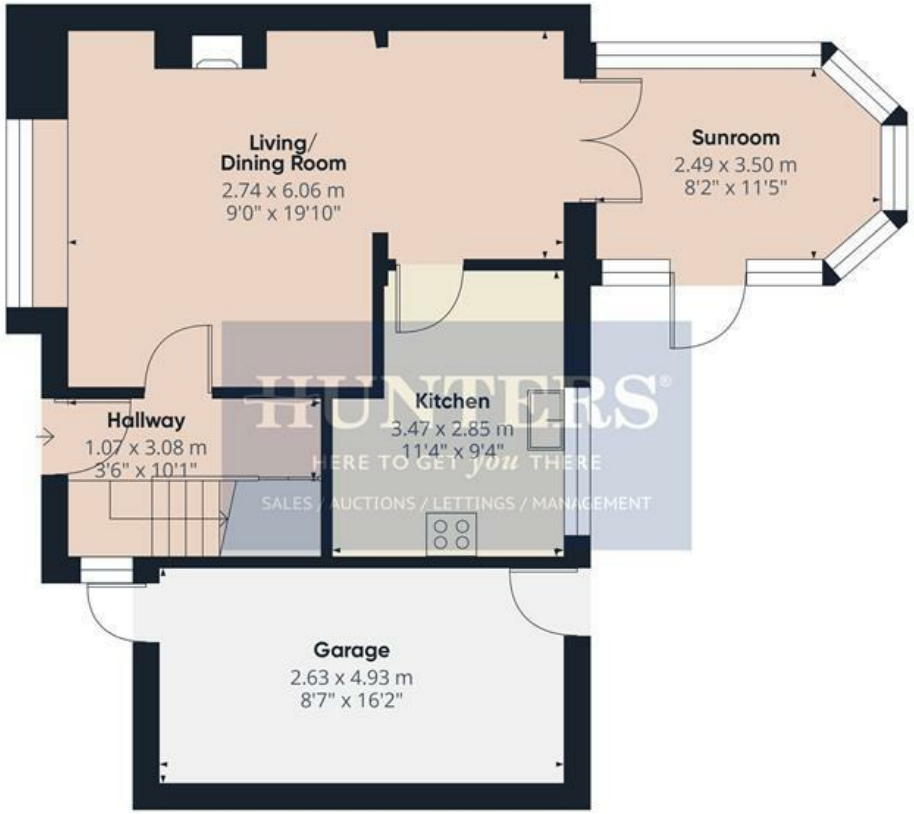
The modern kitchen is well laid out with a good range of worktop and cupboard space, together with pleasant views over the rear garden. To the rear, the generous sunroom provides a versatile second sitting or dining area, with doors opening directly onto the garden.

Upstairs, the large main bedroom benefits from wrap-around fitted wardrobes and additional built-in storage, while the second bedroom is also a comfortable double. The bathroom is finished with tiled walls and includes a bath and heated towel rail.

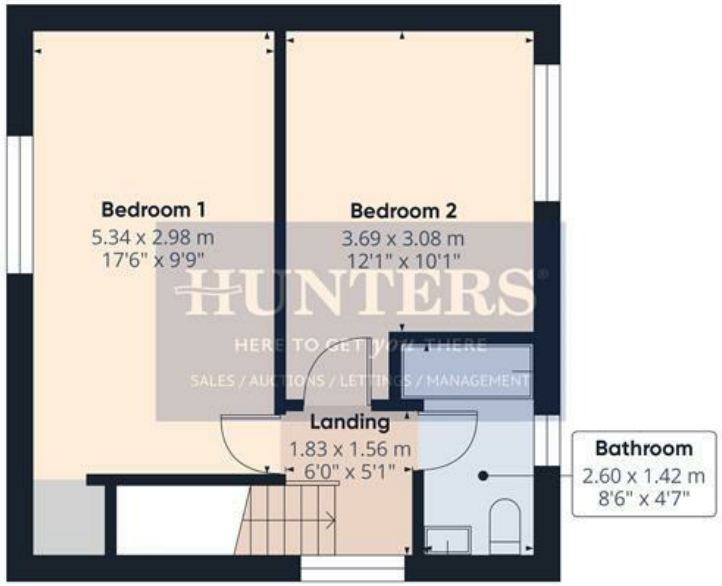
Externally, the enclosed rear garden features a level lawn and part block-paved area, along with a useful outbuilding providing additional storage.

East Boldon is well regarded for its selection of local shops, cafés and bars around Station Road, as well as its well-regarded schools and surrounding green spaces. East Boldon Metro station is also within easy reach, providing regular services towards Newcastle, Sunderland and the coast.

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Floor 0



Floor 1



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Approximate total area(1)

95.7 m²

1030 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Hallway
3'6" x 10'1"

Living/Dining Room
8'11" x 19'10"

Kitchen
11'4" x 9'4"

Sunroom
8'2" x 11'5"

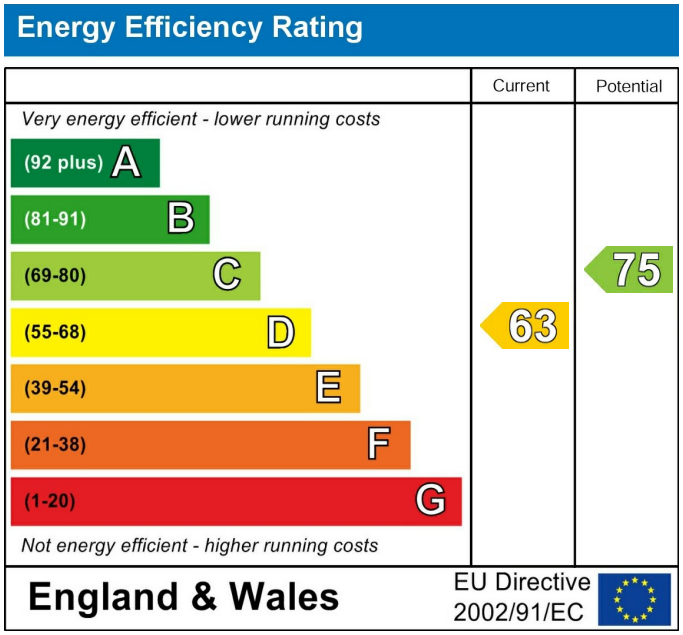
Landing
6'0" x 5'1"

Bedroom 1
17'6" x 9'9"

Bedroom 2
12'1" x 10'1"

Bathroom
8'6" x 4'7"

Garage
8'7" x 16'2"



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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DOG FOOD
PORK
































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