



18 Boulsworth Road, North Shields

£375,000 Freehold

Presenting an exceptional opportunity to acquire this beautifully extended four-bedroom semi-detached house, perfectly positioned in an excellent location that is highly sought after for families and professionals alike. This spacious and versatile home offers an impressive blend of modern comfort and practical living, making it an outstanding choice for those seeking generous accommodation with a flexible layout. Upon entering, you are welcomed by a bright and inviting hallway that leads you into three distinct reception rooms, each thoughtfully designed to suit a variety of lifestyles. The main living area is a superb space for relaxation, featuring ample natural light and a warm, welcoming atmosphere, while the additional reception rooms provide ideal settings for a formal dining area, playroom, or a home office to suit your individual needs. The kitchen is well-appointed with contemporary fittings, plentiful storage, and quality appliances, creating a functional and stylish hub for family life and entertaining. Upstairs, the property boasts four generously proportioned bedrooms, each offering comfortable

Entrance

Via double glazed front door.

Hallway

11' 8" x 6' 8" (3.55m x 2.04m)

The main hallway is accessed via an extended porch area to the front. This offers immediate storm shelter on entering the property along with space for the storage of shoes and coats. Fitted cupboard in the main hall area.

Living Room

13' 6" x 13' 4" (4.11m x 4.07m)

A charming main reception room with large bay window which allows for great natural light to flood the area. There is a feature fire place along with alcoves, power points and a central heating radiator. You can then access the dining room via sliding doors and then onto the extended sun room area.

Dining Room

10' 5" x 10' 0" (3.17m x 3.05m)

This room entertains formal dining and direct access to the extended sun room. There are power points and a central heating radiator.

Kitchen

10' 5" x 10' 0" (3.17m x 3.06m)

A well balanced kitchen space which offers up a range of fitted wall and floor units. There is a fitted hob along oven. Storage can also be found in this area along with power points and a central heating radiator.

Sun Room

10' 0" x 5' 7" (3.05m x 1.69m)

UPVC double glazed bay window to the rear and power points.

Utility Room

10' 7" x 6' 5" (3.23m x 1.96m)

Access to rear garden and a ground floor W/C. There are a range of base units, gas central heating boiler and access to the large garage.

Landing

Main Bedroom

15' 3" x 11' 3" (4.64m x 3.44m)

Large UPVC double glazed bay window to the front, power points, central heating radiators and fitted wardrobes.

Bedroom 2

8' 8" x 1' 4" (2.64m x 0.40m)

UPVC double glazed window, power points, central heating radiators. There is also a fitted storage area.

Bedroom 3

10' 0" x 8' 11" (3.04m x 2.71m)

UPVC double glazed window, power points and central heating radiator.

Bedroom 4

24' 3" x 14' 5" (7.38m x 4.39m)

Forming part of the extension and providing an extremely large fourth bedroom. Of course this room could be put to multiple uses in particular if you work from home. This could provide ample space to conduct your business needs and more.

Shower Room

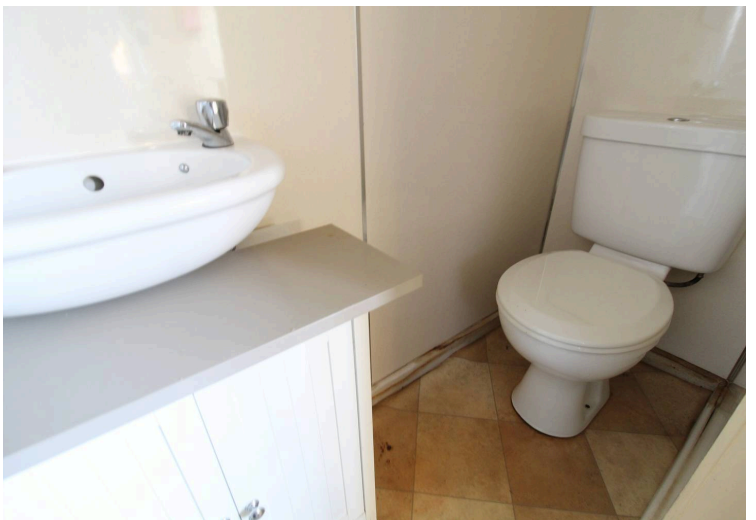
Comprising a walk in shower area, W/C and wash hand basin with pedestal. The walls are tiled and you have a UPVC double glazed window to the rear. There is also a central heating radiator.

Garage

17' 5" x 14' 5" (5.32m x 4.39m)

An oversized garage area. This is the bigger size in comparison to other properties on the estate. The garage has power points and the original sliding doors.







Total area: approx. 165.5 sq. metres (1781.5 sq. feet)

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