



## 2 bed apartment to buy in NE36

Shotley Grove, Dipe Lane, East Boldon,  
Tyne and Wear, NE36 0DB

**£170,000** Offers Over

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ STAIRS AND LIFT TO ALL FLOORS
- ✓ SOUTH FACING VIEWS OVER GOLF COURSE
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Presenting a delightful two-bedroom, first floor apartment nestled in the sought-after locale of Dipe Lane, East Boldon. This residential sale property flaunts breathtaking, south facing views over the neighbouring golf course, making it a dream residence for avid golfers and nature enthusiasts alike.

A secure communal hallway with stairs to the lift to all floors.

As you step foot into the apartment, you find yourself greeted by a welcoming hallway, with open plan lounge and kitchen area. Continue onto the well-laid-out bedrooms with cosy interiors that beckon for restful slumbers.

One well-fitted bathroom completes the comfortable living arrangements, equipped with all the essentials for daily routines. Throughout, the property boasts gas central heating ensuring a cosy environment even during the cooler months, and double glazing for enhanced insulation and noise reduction.

This splendid apartment promises a tranquil retreat from the hustle and bustle of modern life, blending convenience with unparalleled views. Given the captivating views of greenery it offers along with its key features, this property represents a fantastic investment opportunity, promising a perfect harmony of comfort and charm.

The viewing is an absolute must to fully appreciate the unique blend of this prime location and comfortable living space. Don't miss this opportunity to experience a relaxed and prestigious lifestyle in East Boldon.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 102

Price: Offers Over £170,000

Property Type: Apartment

Parking: Allocated

Year built: 2003

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Secure entry to the communal hallway stairs to the all floors. Door to the apartment. Doors leading to the open plan lounge and kitchen area, bedroom one, bedroom two and family bathroom.



## Lounge

Double glazed window to the rear and central heating radiator. Open plan to the kitchen.



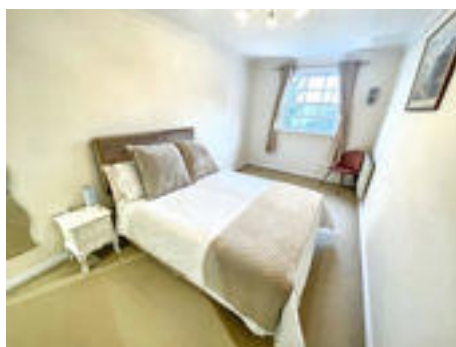
## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, Stainless steel sink unit with mixer tap and splash back tiling. Electric oven and gas hob with extractor hood. Plumbed for automatic washing machine. Built in fridge and freezer.



## Bedroom One.

Double glazed window to the rear central heating radiator. Open to the dressing room and in turn to the en-suite.



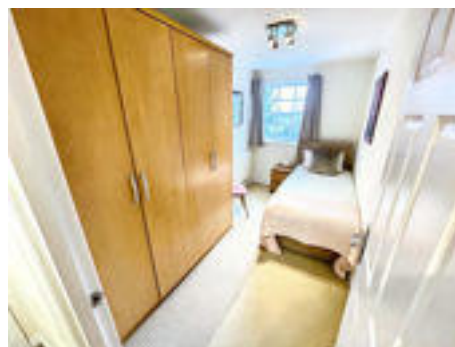
## En-suite

Comprising low level w.c. wash basin and shower cubicle.



## Bedroom Two

Two Double glazed window to the rear and central heating radiator.



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## Bathroom

Comprising low level w.c, panelled bath and wash basin. Central heating radiator.



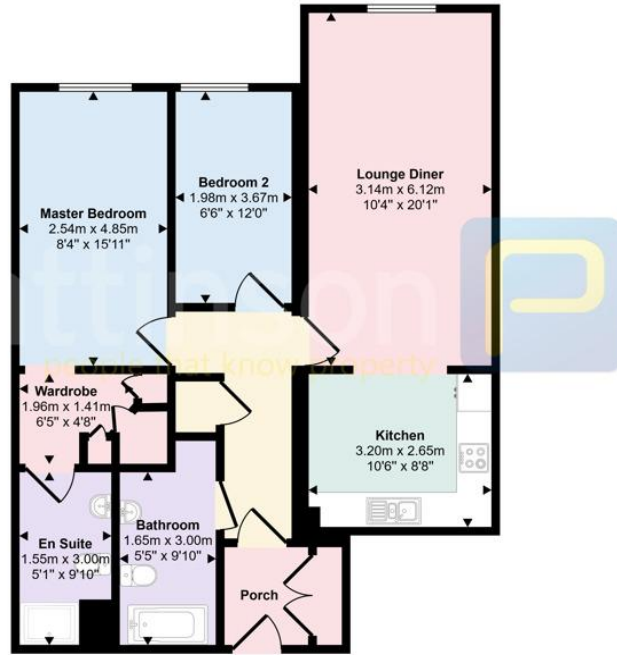
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## External

A beautifully maintained communal garden lies to the rear.



Approx Gross Internal Area  
77 sq m / 834 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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