



**Carouse**  
EstateAgents 

SANDPIPER VIEW, EAST BOLDON  
OFFERS OVER £205,000





## DESCRIPTION

A stunning modern apartment located on this popular modern development. Having a great location the the property comes with the benefit of UPVC double glazing and gas central heating. Open plan living with a lounge/ diner and modern kitchen with built in appliances, white bathroom suite with shower and two double bedrooms. There is an integral garage with power and lights with up and over door. Externally there is a private low maintenance court yard with sun decking patio.

## INNER HALLWAY

Storage cupboard housing boiler, central heating radiator and spot lighting

## ENTRANCE HALL

Composite entrance door leading into the hall, internal door to garage, stairs leading to the first floor and laminate flooring.

## LOUNGE/DINER

17' 2" x 16' 11" (5.23m x 5.16m) Open plan living with lounge area having laminate flooring, UPVC window over looking the front elevation and central heating radiator.

## KITCHEN AREA

Modern range of Grey high gloss wall and floor units, contrasting work tops and up stands, integral 1 1/2 bowl stainless steel sink unit with swan neck mixer tap, integral electric oven and hob with extractor hood above, black glass splash back, integral dishwasher, fridge/freezer, skylight window and break fast bar.

## BATHROOM

6' 10" x 5' 5" (2.08m x 1.65m) White suite comprising of a panelled bath with shower over, low level w.c, pedestal wash basin with mixer tap, towel radiator, part tiled walls, skylight window and tiling to the floor.

## BEDROOM ONE

13' 7" x 10' (4.14m x 3.05m) A light and airy room having a UPVC window, loft access, vaulted ceiling and central heating radiator.

## BEDROOM TWO

13' 7" x 8' 9" x 2.67m) Eye-catching feature of two UPVC windows with one being at eye level and the other elevated, central heating radiator, laminate flooring, central heating radiator, storage cupboard and spot lighting.

## EXTERNAL

There is a block paved drive to the front of the property leading to an integral garage which has power and light and a up and over door. There is a private courtyard with a low maintenance theme and sun decking area.

## DISCLAIMER

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

