



3 bed terraced house to buy in

Landfall Drive, Hebburn, Tyne and Wear,
NE31 1FE

£174,999

 x3  x2  x1

Tenure

Freehold

Allocated parking

Property features

- ✓ THREE BEDROOM MID TERRACE
- ✓ BRIGHT & AIRY LOUNGE
- ✓ TWO FAMILY BATHROOMS /
GROUND FLOOR CLOAK
- ✓ MODERN FITTED KITCHEN / DINER
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

Pattinson Estate Agents welcome to the market this immaculately presented Three Bedroom Terrace located on Landfall Drive, Hebburn.

Situated within a quiet development, this delightful property is well presented throughout and offers a comfortable & modern living space. A wonderfully bright and spacious property, the lounge especially benefitting from french doors to the garden and an additional window to the side, through which the natural light floods in.

The property is complemented by a modern fitted kitchen/diner with an array of cabinetry and contrasting work surfaces. In addition to which are Three Spacious Bedrooms and a contemporary family bathroom and en-suite to the principle bedroom. The rear garden is set to lawn which leads to a summer house at the bottom of the garden, creating a lovely outside space in which to chill and unwind. To the front, the entrance to this family home is enclosed by a wrought iron railings and a decorative gravel, established borders and paved pathway.

Ideally located for an array of schools, walking distance to local amenities including Mountbatten Shopping Centre, Hebburn Hub Sports and Leisure facilities and Hebburn Riverside Park. Excellent local transport links to Jarrow, South Shields, Sunderland and Newcastle City Centre. Metro links from Hebburn direct to Newcastle City Centre, South Shields and connections to Sunderland City Centre. Road links to A1, A19 to the South and the Tyne Tunnel and Pedestrian Tunnel to much of the North East.

Briefly comprising: Entrance / Hallway, Ground floor Cloak, Lounge, Kitchen / Diner. To the first floor lies Three Bedrooms, the main with En-suite facilities and the Family Bathroom. Externally to the front there is a private garden and allocated parking, an enclosed lawned garden with Summer house.

Properties of this specification and location are extremely popular and an early viewing is essential.

To arrange a viewing call PATTINSON JARROW; 0191 4897431 or email: jarrow@pattinson.co.uk

Council Tax Band: B

Tenure: Freehold

Price: offers in region of £174,999

Property Type: Terraced House

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

External Front

Private enclosed garden, established borders, paved path leading to entrance;



Entrance/Hallway

3.55m x 1.97m (11'7" x 6'5")

Composite part glazed door leading to entrance, stairs leading to all floors, gas central heating radiator, ceramic tiled flooring;



Cloak

1.80m x 0.83m (5'10" x 2'8")

W.c, pedestal wash hand basin, gas central heating radiator, ceramic tiled flooring;



Lounge

4.26m x 4.74m (13'11" x 15'6")

Double glazed windows to rear aspect complemented by french doors, gas central heating radiator, built in storage;



Lounge.



Kitchen / Diner

3.37m x 2.67m (11'0" x 8'9")

A range of wall and base units with contrasting granite work surfaces, wall unit mood lighting, Inset stainless steel sink with mixer tap over, glazed splashbacks, integrated electric oven, electric hob with extractor over, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, gas central heating radiator, combi boiler, ceramic tiled flooring, double glazed window to front aspect;



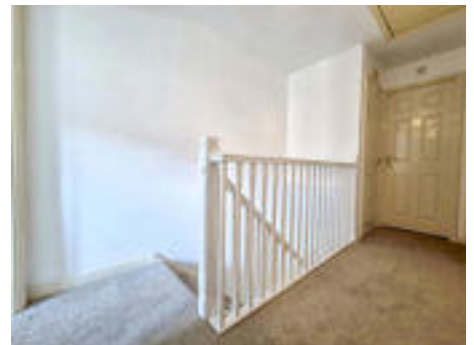
Kitchen / Diner.



First Floor Landing

3.73m x 1.87m (12'2" x 6'1")

Built in storage, loft access;



Bedroom One

3.32m x 2.79m (10'10" x 9'1")

Double glazed window to front aspect, gas central heating radiator, built in storage, built in wardrobes;



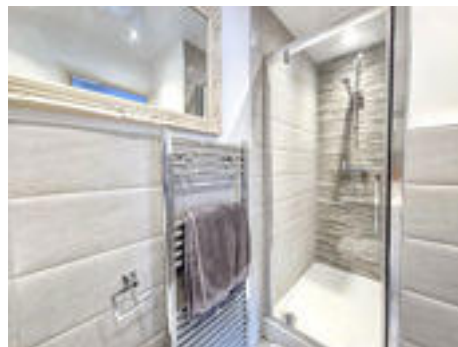
En-suite

1.36m x 2.73m (4'5" x 8'11")

A suite comprising; Shower cubicle with mains shower over, combination vanity wash hand basin and enclosed cistern w.c, extractor, recess lighting, part tiled walls, tiled flooring, chrome gas central heating towel radiator;



En-suite.



Bedroom Two

2.96m x 2.77m (9'8" x 9'1")

Double glazed window to rear aspect, gas central heating radiator;



Bedroom Three

2.01m x 2.20m (6'7" x 7'2")

Double glazed window to rear aspect, gas central heating radiator;



Family Bathroom

2.72m x 2.18m (8'11" x 7'1")

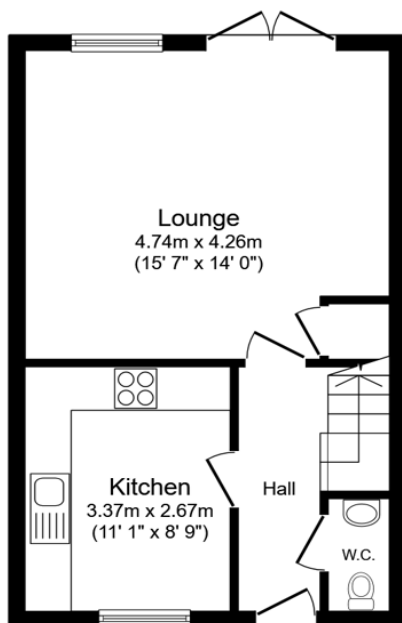
A suite comprising; Bath with mains shower over, vanity wash hand basin, w.c, part tiled walls, extractor, chrome gas central heating radiator, part tiled walls, double glazed window to front aspect;



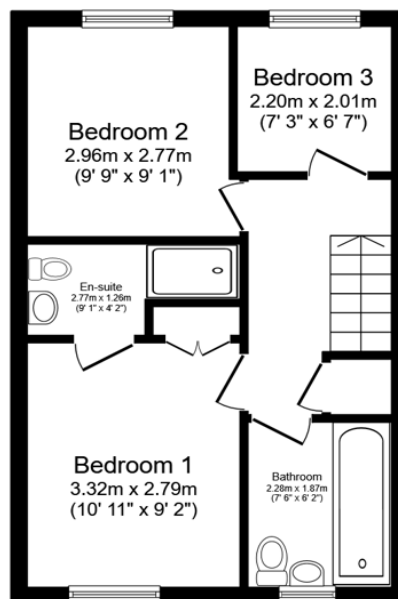
External Rear

Private enclosed lawned garden, decorative slate borders, external water source, gated access to rear, Summer-House (French doors, single glazed windows to front aspect, lighting & power source);





Ground Floor
Floor area 36.6 sq.m. (394 sq.ft.)



First Floor
Floor area 36.6 sq.m. (394 sq.ft.)

Total floor area: 73.3 sq.m. (789 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Landfall Drive, Hebburn, Tyne and Wear, NE31 1FE

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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