



3 bed end of terrace house to buy in NE31

Scarborough Parade, Hebburn, Tyne and Wear, NE31 2AL

£125,000 Offers Over

 x3  x2  x2

Tenure
Freehold

Property features

- ✓ THREE BEDROOM END OF
- ✓ BRIGHT & AIRY LOUNGE
- ✓ TWO RECEPTION ROOMS
- ✓ MODERN FITTED KITCHEN
- ✓ EPC Rating B

On Street parking

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **B**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Description

Pattinson Estate Agents warmly welcome to the market this charmingly sophisticated, three-bedroom end of terrace property, superbly situated in the heart of Hebburn. This residential sale offering combines tranquillity, community spirit, and excellent local amenities, making it the perfect place to call home.

Upon entering the terraced house, you'll be welcomed by a bright and airy lounge that instantly brings a sense of warmth and relaxation. The light-filled room is ample in size, perfect for both entertaining and quiet, intimate evenings.

The property comprises three well-proportioned bedrooms, which are versatile and can easily accommodate growing families, visitors, or provide much-needed space for a home office or study.

Aside from its main reception, the house also benefits from a second reception room leading to the modern fitted kitchen. This multifunctional space is a unique feature, offering potential buyers the flexibility to create a dining room, playroom, or any other room that fits the buyer's lifestyle.

The house is serviced by a stylish family bathroom, featuring modern fixtures and fittings. The four piece family bathroom is conveniently located, enhancing both the comfort and functionality of this delightful home.

This end of terrace home in Hebburn promises not only a serene and comfortable living environment but also proximity to local amenities, public transportation and excellent schools, making it a highly desirable property for families, professional couples, or even investors.

Overall, a comforting sense of community spirit and the feeling of being at home truly sets this property apart. The welcoming residence with well-thought-out living spaces combines modern comforts with a great location, promising a lifestyle of convenience and ease for its new owners.

Call Pattinson JARROW to arrange your viewing: 0191 4897431 or Email: jarrow@pattinson.co.uk

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £125,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas, Solar

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable, FTTP (fibre to the premises)

Mobile signal coverage: Good

External Front

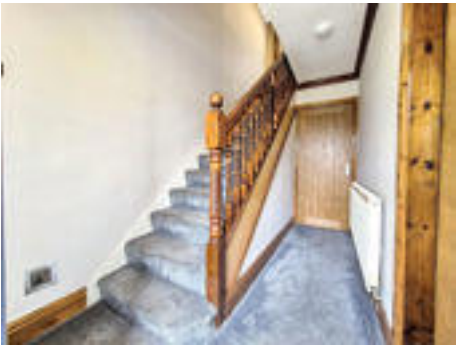
Private enclosed walled garden complemented by well maintained lawn and established borders;



Entrance/Hallway

7.23m x 1.78m (23'8" x 5'10")

Composite part-glazed door leading to entrance, Oak staircase leading to the first floor, gas central heating radiator and oak internal door providing access to the lounge;



Lounge

3.78m x 4.76m (12'4" x 15'7")

Double glazed bay window to front aspect, feature log burner complemented by tiled hearth, gas central heating radiator, laminate flooring and Oak glazed french doors opening into the dining room;



Lounge.



Lounge..



Kitchen

3.00m x 2.42m (9'10" x 7'11")

A well-appointed kitchen fitted with a range of wall and base units complemented by contrasting work surfaces, incorporating a 1.5 sink with tiled splashbacks, integrated extractor hood over a freestanding gas cooker, double glazed window to the rear aspect and laminate flooring;



Kitchen.



Kitchen..



Dining Room

3.00m x 2.47m (9'10" x 8'1")

Gas central heating radiator, laminate flooring, french doors leading to well maintain garden;



Ground Floor Cloak

1.96m x 0.82m (6'5" x 2'8")

Double glazed windows to rear aspect, W/C, plumbing for washing machine, laminate flooring;



First Floor Landing

2.82m x 2.12m (9'3" x 6'11")

Loft access. Oak doors leading to;



Bedroom One

3.21m x 4.47m (10'6" x 14'7")

Double glazed window to the front aspect, gas central heating radiator, built-in storage and fitted sliding door wardrobes providing ample storage space;



Bedroom One.



Bedroom Two

2.98m x 4.47m (9'9" x 14'7")

Double glazed window to the rear aspect, gas central heating radiator, built-in storage and fitted sliding door wardrobes offering excellent storage solutions;



Bedroom Two.



Bedroom Three

2.27m x 2.89m (7'5" x 9'5")

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



Family Bathroom

1.64m x 3.15m (5'4" x 10'4")

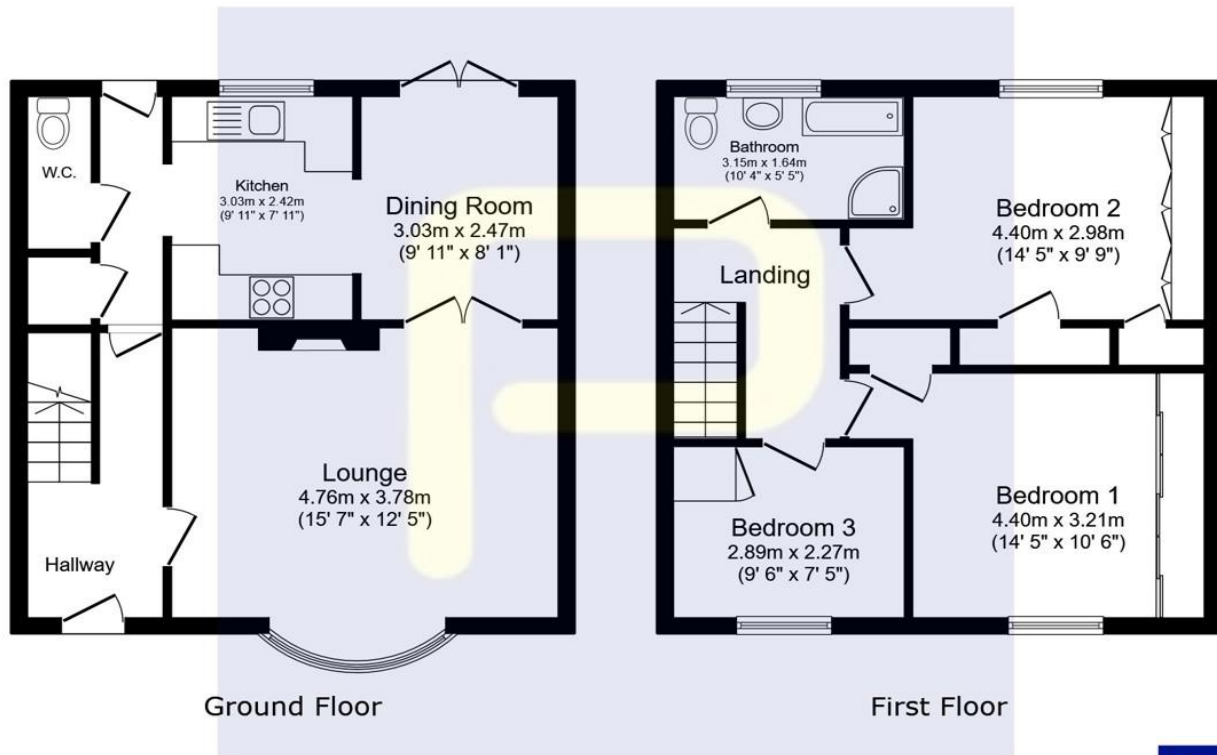
Four-piece suite comprising; W/C, pedestal wash hand basin, bath and separate shower cubicle with electric shower complemented by feature tiled walls, luxury vinyl tile flooring and a gas central heating radiator;



External Rear

Private enclosed walled garden complemented by paved patio set to lawn, external water, light and storage, gated access to rear lane and parking;





Total floor area: 92.7 sq.m. (998 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	83	84
(69-80) C		
(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

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

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