



3 bed semi-detached house to buy in NE31

St. Aloysius View, Hebburn, Tyne and Wear, NE31 1RQ

£185,000

 x3  x1  x1

Tenure

Freehold

Allocated parking

Property features

- ✓ THREE BEDROOM SEMI DETACHED
- ✓ SPACIOUS LOUNGE
- ✓ GROUND FLOOR CLOAK
- ✓ MODERN FITTED KITCHEN/DINER
- ✓ EPC Rating C

Key Information

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

Description

Pattinson Estate Agents are delighted to welcome to the market this well presented Three Bedroom Semi Detached Family Home located on the ever popular St Aloysius View, Hebburn.

Offered with no upper chain, this property has been recently redecorated using a neutral colour palette, to present a blank canvas for would be buyers. Accommodation is split over three floors, providing a versatile living space that would suit both first time buyers and families alike. The ground floor offers a bright and spacious lounge and modern fitted kitchen and separate dining area, with French Doors leading to the rear garden, providing easy access to the garden to enjoy alfresco dining and to relax during the summer months. Easily catering for growing families, the middle floor offer two double bedrooms, whilst on the third floor the main bedroom offers excellent storage space within the walk in wardrobe.

Ideally located for an array of OFSTED rated 'Outstanding' schools, walking distance to Hebburn Riverside Park, local amenities including the Mountbatten Shopping Centre, Hebburn Sports and Leisure Centre likewise excellent local transport and Metro links direct to Newcastle City Centre, South Shields and connection to Sunderland City Centre. Road links to A1, A19 to the South and the Tyne Tunnel to much of the North East.

Briefly comprising; Entrance / Hallway, Lounge, Kitchen / Diner, Cloaks To the middle floor lies two Bedrooms and Family Bathroom and on the third floor lies the main bedroom with walk in wardrobe.

externally to the front is a driveway and lawned area leading to the gated side access and to the rear is a private enclosed garden incorporating a decked area, paved patio and lawn.

Properties with the specification, in this location are extremely popular and an early viewing is essential.

Call Pattinson Jarrow today to arrange: 0191 4897431 or email: jarrow@pattinson.co.uk

Council Tax Band: C

Tenure: Freehold

Price: Offers In The Region Of £185,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

External Front

Private garden with lawn, pathway & driveway leading to entrance, gated access to side/rear garden;



Porch

1.38m x 1.17m (4'6" x 3'10")

Composite part glazed door to entrance, gas central heating radiator;



Lounge

4.47m x 3.61m (14'7" x 11'10")

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



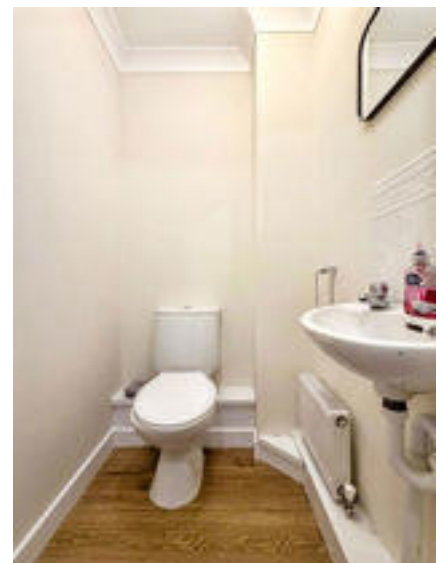
Inner Hall

Stairs to first floor, LVT flooring;

Cloak

1.40m x 1.11m (4'7" x 3'7")

W/C, wall mounted wash hand basin, gas central heating radiator, extractor, LVT flooring;



Kitchen/Diner

3.60m x 2.91m (11'9" x 9'6")

A range of wall and base units with contrasting work surfaces, composite sink with mixer tap over, integrated electric oven, gas hob with extractor over, tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, LVT flooring, gas central heating radiator, French doors leading to garden;



First Floor Landing

3.42m x 1.83m (11'2" x 6'0")

Doors to Bedroom Two, Bedroom Three & Bathroom, Stairs to Second Floor Landing;

Bedroom Two

3.63m x 3.69m (11'10" x 12'1")

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



Bedroom Three

3.62m x 2.37m (11'10" x 7'9")

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



Bathroom

2.23m x 1.63m (7'3" x 5'4")

A white suite consisting of bath with mains shower over, pedestal wash hand basin, W/C, part tiled walls, extractor, gas central heating radiator, vinyl flooring;



Second Floor Landing

Built in storage;

Bedroom One

3.57m x 3.63m (11'8" x 11'10")

Velux skylights with pleated blinds, walk in wardrobe, gas central heating radiator;



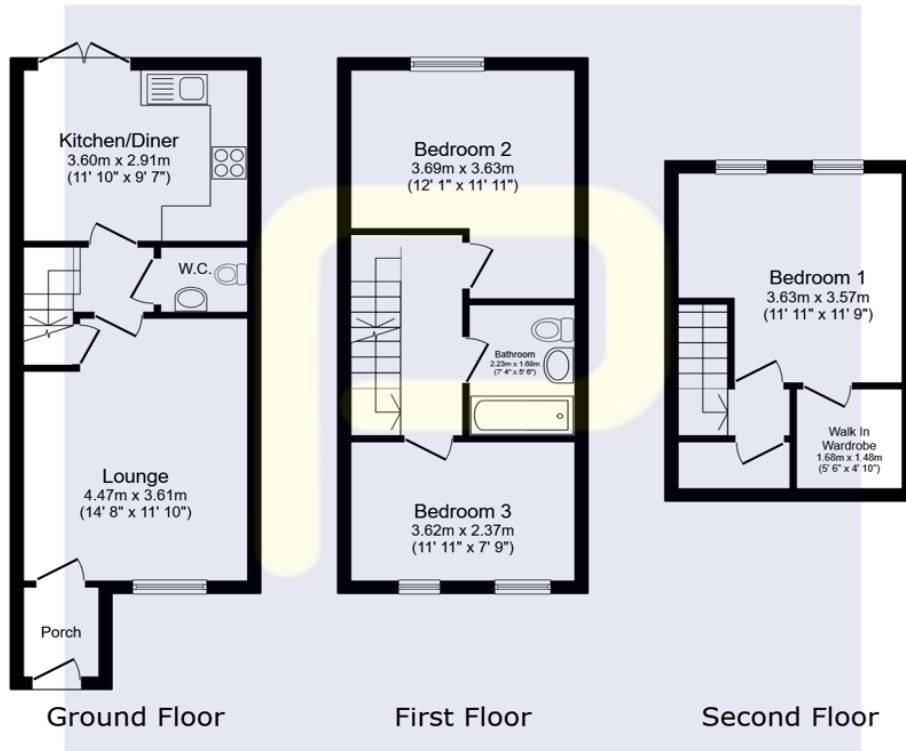
External Rear

Private enclosed garden with lawn, paved patio, decked patio, decorative stone borders, external water source, external storage, gated access to front aspect;



External Rear (Additional)





Total floor area: 83.9 sq.m. (903 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		89
(69-80) C	74	
(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:

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

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