



## 2 bed terraced house to buy in

Elm Street, Jarrow, Jarrow, Tyne and Wear, NE32 5JD

# £115,000

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ SPACIOUS TWO BEDROOM
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN
- ✓ NEWLY INSTALLED FAMILY
- ✓ EPC Rating D

Off Street parking

## Key Information

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

## Arrange a viewing

Jason Olley  
Branch Manager  
Jarrow

0191 4897431  
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We at Pattinson Estate Agents are delighted to bring to the market this spacious two-bedroom terrace home situated in the popular Elm Street, Jarrow. Thoughtfully designed and well-maintained, this impressive property benefits from a bright and airy lounge that boasts an abundance of natural light, promising a tranquil space where you can relax and entertain.

The heart of this home is undoubtedly its modern, fitted kitchen. It showcases contemporary fixtures and fittings that elevate your cooking experience.

The first floor presents two generously proportioned bedrooms, providing comfortable personal spaces tailored for a restful night's sleep. Completing the interior of this marvellous home is the newly installed and neatly presented bathroom offering modern sanitary ware and stylish tiling, further enhancing the appeal of this delightful dwelling.

This inviting terraced house would make an exceptional residence for a variety of potential buyers, adding all the contemporary pepperings one would expect while maintaining a timeless aesthetic that lends itself beautifully to cosy, family living.

If you're seeking a relaxed and comfortable lifestyle in a fantastic location, this Jarrow residence could not be more ideal. We encourage swift viewing to appreciate the quality of this property and its enviable setting. Viewings can be arranged at your earliest convenience with Pattinson Estate Agents.

Call Pattinson JARROW: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: £115,000

Property Type: Terraced House

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front



## Entrance/Hallway

2.04m x 1.08m (6'8" x 3'6")

Composite part glazed door leading to entrance, gas central heating radiator, stairs to first floor, laminate flooring;



## Lounge

5.48m x 3.83m (17'11" x 12'6")

Double glazed window to front aspect, electric shove fire complemented by feature surround, gas central heating radiator, built in storage, french doors leading to rear courtyard;



## Lounge.



## Kitchen

3.40m x 2.74m (11'1" x 8'11")

A range of wall & base units and breakfast bar complemented by contrasting work surfaces, 1.5 stainless steel sink with mixer tap over, tiled splashbacks, integrated double electric oven, gas hob with extractor over, plumbing for washing machine, space for fridge freezer, gas central heating radiator, recess plinth LED lighting, tiled flooring, Upvc door leading to Court yard;



## Kitchen.



## Family Bathroom

2.53m x 2.38m (8'3" x 7'9")

A new suite comprising; Double walk in shower with mains waterfall shower over, vanity wash hand basin, w.c, de-mist mirror, LVT flooring, gas central heating towel radiator, double glazed window to side aspect;



## Family Bathroom.



## First Floor Landing

2.51m x 1.80m (8'2" x 5'10")

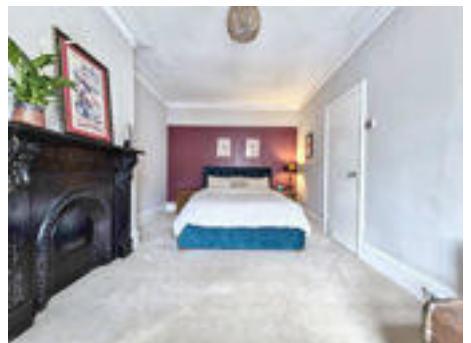
Double glazed window to rear aspect, loft access;



## Bedroom One

5.48m x 3.18m (17'11" x 10'5")

Double glazed window to front aspect, gas central heating radiator, period feature fire surround, feature panel wall;



## Bedroom One.



## Bedroom Two

*2.88m x 1.79m (9'5" x 5'10")*

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



## Bedroom Two.



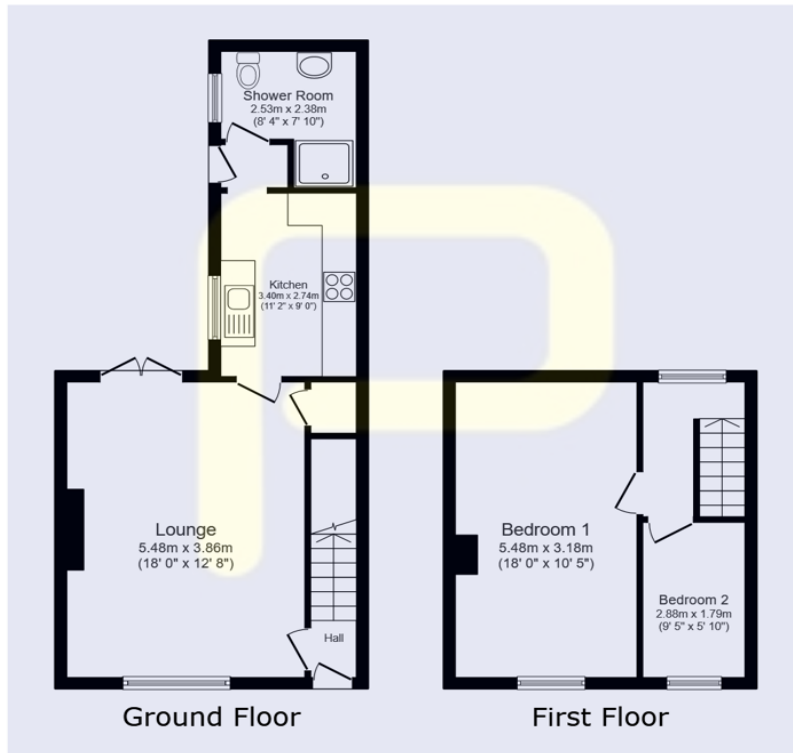
## External Rear

Private enclosed walled Court Yard, external water source, double gates leading to rear lane;



## External Rear.





Total floor area: 70.1 sq.m. (755 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](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(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

Elm Street, Jarrow, Jarrow, Tyne and Wear, NE32 5JD

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

**67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

