



## 2 bed semi-detached house to buy in NE32

Naworth Terrace, Jarrow, Tyne and Wear, NE32 3TY

# £135,000

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ TWO BEDROOM SEMI DETACHED
- ✓ WONDERFULLY PRESENTED THROUGHOUT
- ✓ MODERN KITCHEN/DINER
- ✓ HIGH SPECIFICATION BATHROOM
- ✓ LARGE REAR GARDEN WITH DECKED PATIO

## Key Information

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

## Arrange a viewing

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Branch Manager  
Jarrow

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome to the market this spacious, immaculately presented two bedroom semi detached family home situated on Naworth Terrace, Low Simonside, Jarrow.

Nestled within this popular residential area, this immaculately presented home is a credit to the current owners, offering spacious and versatile accommodation for families, couples, and professionals alike.

The spacious and tastefully decorated lounge lies to the front of the property and provides a comfortable and calming space in which to relax and unwind at the end of the day. Beyond the lounge, you will find a modern, well-appointed kitchen fitted with a range of contrasting wall and base units with some Integrated appliances, adjacent to which is a designated dining area, showcased with bespoke shelving, enhanced with tranquil recessed lighting, creating the perfect dining experience for friends and family. This versatile home also benefits from an additional utility room and downstairs cloak. To the first floor are two well-proportioned bedrooms, one of which features a modern media wall incorporating built in storage, together with a family bathroom featuring a white suite and shower over bath.

Externally, the property enjoys a generous driveway providing ample off-street parking, along with a private enclosed rear landscaped garden incorporating a decked patio area and lawn, ideal for relaxing and outdoor entertaining.

Ideally located for an array of schools, walking distance to local amenities, excellent local transport links and Metro links direct to Newcastle, South Shields and connections 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 leading to Utility and Ground Floor Cloak. To the first floor lies Two generous size Bedrooms and the Bathroom. Externally to the front there is a private walled garden providing off street parking for numerous vehicles and to the rear a further large private enclosed well maintained landscaped garden.

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

Call Pattinson Jarrow to arrange a viewing; 0191 489731 or email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £135,000

Property Type: Semi-detached house

Parking: Driveway

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 enclosed garden, driveway & path leading to entrance, decorative stone patio, decorative borders, gated access to rear aspect;



## Entrance

1.02m x 1.07m (3'4" x 3'6")

Composite door leading to entrance, stairs to first floor, LVT flooring;



## Lounge

4.14m x 3.63m (13'6" x 11'10")

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



## Kitchen/Diner

4.76m x 2.05m (15'7" x 6'8")

A range of wall and base units with contrasting work surfaces, breakfast bar, ceramic sink with mixer tap over, integrated electric oven, electric hob with extractor over, integrated microwave, tiled splashbacks, recess lighting, inset shelving with downlights, LVT flooring, double glazed window to rear aspect;



## Kitchen/Diner (Additional)



## Utility

2.55m x 2.76m (8'4" x 9'0")

Double glazed window to rear aspect, plumbing for washing machine, space for tumble dryer, integrated fridge freezer, recess lighting, gas central heating radiator;



## Cloak

1.63m x 1.06m (5'4" x 3'5")

W/C, vanity unit with Belfast wash hand basin, feature part tiled walls, recess lighting, LVT flooring, double glazed window to front aspect;



## First Floor Landing

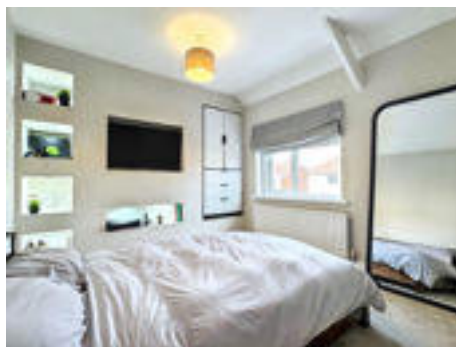
1.82m x 0.90m (5'11" x 2'11")

Loft access, double glazed window to side aspect;

## Bedroom One

3.49m x 3.01m (11'5" x 9'10")

Double glazed window to front aspect, gas central heating radiator, media wall with tv point & inset shelving with downlighting, built in wardrobe, built in storage with combi boiler;



## Bedroom Two

3.28m x 2.77m (10'9" x 9'1")

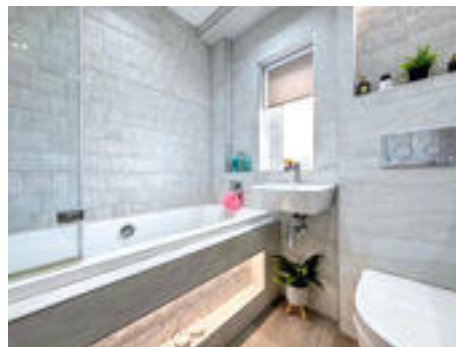
Double glazed window to rear aspect, gas central heating radiator, LVT flooring, recess lighting;



## Bathroom

1.92m x 1.85m (6'3" x 6'0")

A suite consisting of bath with mains waterfall shower over, W/C, wall mounted wash hand basin, inset shelving with lighting, motion censored recess lighting, LVT flooring, feature tiled walls, double glazed window to rear aspect;



## External Rear

Large private enclosed garden, decked patio, well maintained lawn, decorative flowerbeds, external lighting, external water source, gated access to front aspect;

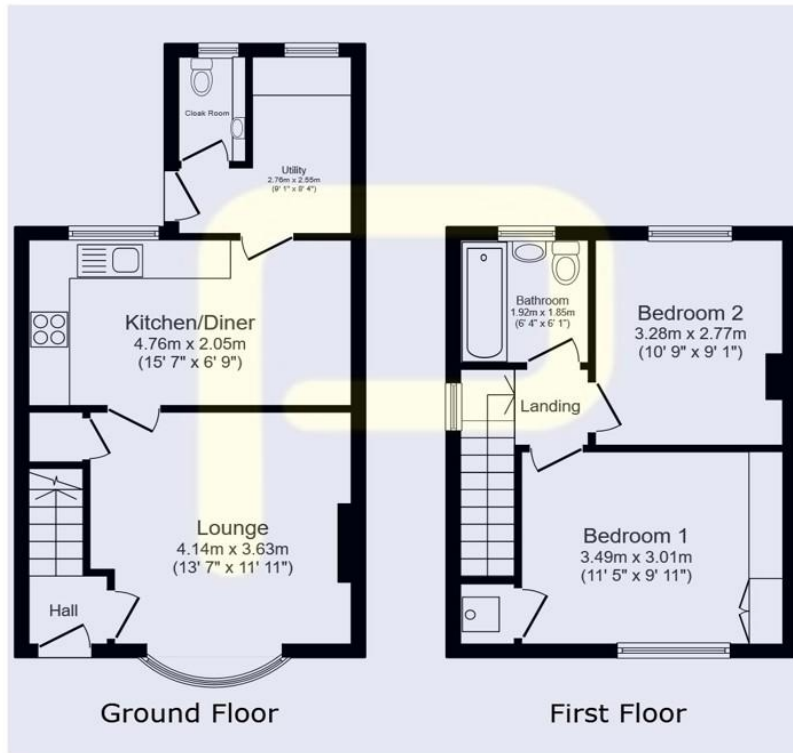


## External Rear (Additional)



## External Front (Additional)





Total floor area: 68.3 sq.m. (735 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)



Naworth Terrace, Jarrow, Tyne and Wear, NE32 3TY

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

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jarrow@pattinson.co.uk, www.pattinson.co.uk**

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