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

Belsfield Gardens, Jarrow, Tyne and Wear, NE32 5QB

# £289,950

x 3 x 2 x 2

Tenure

**Freehold**

Driveway parking

## Property features

- SPACIOUS THREE BEDROOM SEMI DETACHED
- BRIGHT & AIRY LOUNGE
- TWO RECEPTION ROOMS
- HI-SPEC KITCHEN (Intregrated appliances)
- EPC Rating C

## Key Information

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

## Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
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- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson Estate Agents warmly welcome to the market this wonderfully presented Three Bedroom Semi Detached property, located on the ever popular Belsfield Gardens, Jarrow.

Situated in a much sought after peaceful, residential area, this property will delight first time buyers and growing families alike!

Upon entering, you are immediately immersed into the bright and airy hallway, leading to the ground floor receptions and staircase to upper floor. This spacious property boasts two immaculate reception rooms, offering a modern and versatile living area. The contemporary lounge features an inset brick fireplace housing a multi fuel burner and stone hearth,  ensuring a warm and cozy room in which to unwind and enjoy your evening and leads in a sunny conservatory, making a perfect setting for relaxation and enjoying the view of the spectacular rear garden. To the front of the property, you will find a separate Dining Room opening onto the lounge, creatively designed to add a modern ambience with bespoke cabinetry and subtle colour palettes, a fabulous setting to host family and friends!

The recently fitted kitchen, offers a full range of wall and base units showcased with bespoke quartz work surfaces and integrated appliances and will delight those who love to cook and to entertain.

The upper floor comprises three generously sized bedrooms, the main bedroom benefiting from a private dressing area, and all complemented by a fabulous contemporary three piece bathroom.

The property also benefits from a delightful large private rear lawned garden, boasting established borders, multiple fruit trees and large paved patio leading from conservatory with a further large patio towards the bottom of the garden, with an additional seating area. Ideally suited for outdoor dining and entertaining, during the summer months. To the front, lies a private garden, set to lawn, with a driveway and gated access to the rear garden.

In conclusion, this bright and spacious three-bedroom semi-detached house in Jarrow provides a unique lifestyle change for those looking for a peaceful, yet well-connected place to live. The property is beautifully presented and offers a wealth of living and entertaining space. It's an opportunity not to be missed!

Call Pattinson Jarrow: 0191 4897431 or Email: jarrow@pattinson.co.uk

Council Tax Band: B

Tenure: Freehold

Price: offers in region of £289,950

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, FTTP (fibre to the premises)

Mobile signal coverage: Good

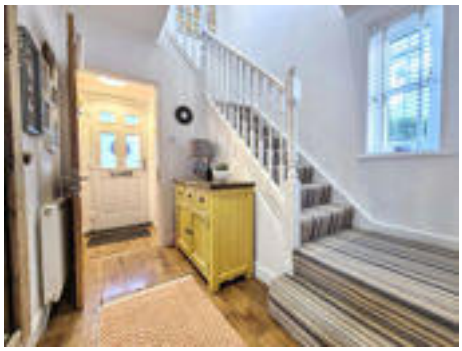
## External Front

Private enclosed walled garden, established borders, coble path leading to entrance set to driveway, gated access to rear aspect;

## Entrance/Hallway

*4.46m x 2.43m (14'7" x 7'11")*

Composite part glazed door leading to entrance, stairs to first floor, gas central heating radiator, built in storage, recess lighting, double glazed window to side aspect, oak doors to;



## Cloak

*0.84m x 1.24m (2'9" x 4'0")*

Wall mounted wash hand basin, w.c, gas central heating chrome towel radiator, tiled walls & flooring, extractor;

## Lounge

*4.53m x 3.99m (14'10" x 13'1")*

French door leading to conservatory, multi fuel stove burner complemented by stone hearth;

## Lounge.

## Dining Room

*3.34m x 3.75m (10'11" x 12'3")*

Double glazed window to front aspect, period feature fire surround complemented by tiled hearth, bespoke cabinetry;

## Dining Room.

## Conservatory

*2.91m x 3.93m (9'6" x 12'10")*

Double glazed windows, electric wall mounted radiator, laminate flooring, french doors leading to rear garden;

## Kitchen

*4.49m x 2.17m (14'8" x 7'1")*

A range of wall and base units complemented by bespoke quartz work surfaces with uprights, inset stainless steel sink with mixer tap over, integrated electric oven, gas hob, gas central heating radiator, SMEG fridge freezer, integrated washing machine, laminate flooring, recess lighting, dual aspect double glazed windows, composite part glazed door leading to rear garden;

## Kitchen.

## Kitchen..

## First Floor Landing

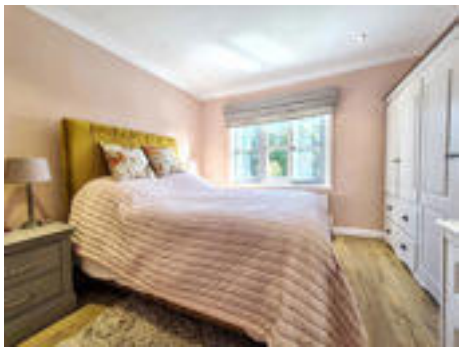
*4.47m x 2.55m (14'7" x 8'4")*

Double glazed window to front aspect, gas central heating radiator, loft access, recess lighting;

## Bedroom One

*4.56m x 3.36m (14'11" x 11'0")*

Double glazed window to rear aspect, gas central heating radiator, laminate flooring, access to dressing room;



## Bedroom One.

## Dressing Room

Bespoke cabinetry and vanity, laminate flooring;

## Bedroom Two

*3.63m x 3.33m (11'10" x 10'11")*

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

## Bedroom Three

*3.41m x 2.77m (11'2" x 9'1")*

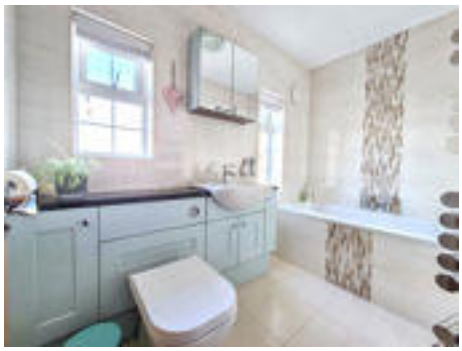
Double glazed window to rear aspect, gas central heating radiator, laminate flooring;

## Bedroom Three.

## Family Bathroom

*2.72m x 1.65m (8'11" x 5'4")*

A suite comprising; Bath, combination vanity wash hand basin with enclosed cistern w.c, feature tiled walls & flooring, extractor, gas central heating chrome towel radiator; double glazed window to rear aspect;



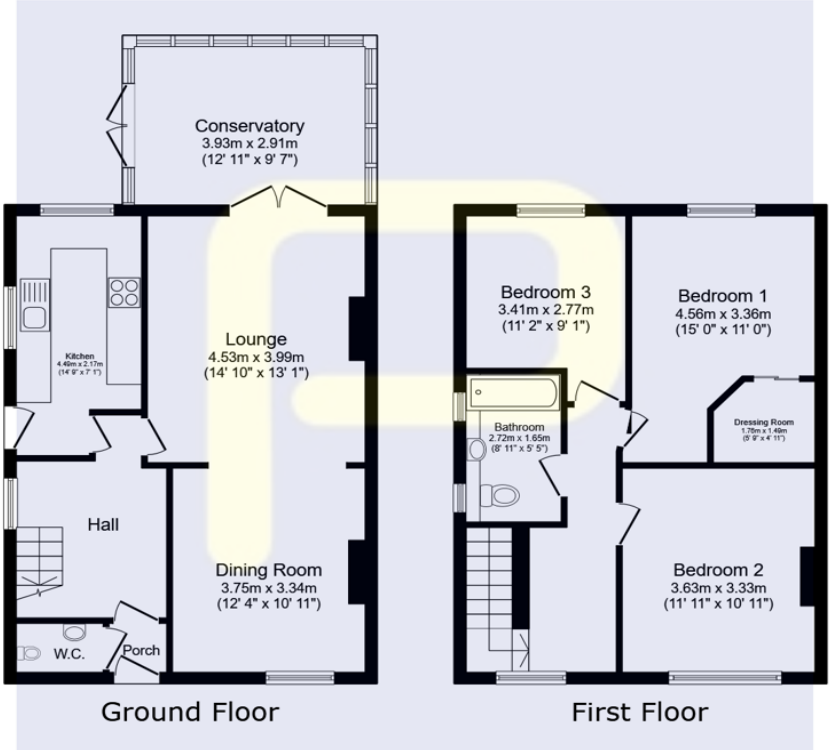
## Family Bathroom.

## External Rear

Glorious well maintained garden, boasting established borders, multiple fruit trees, large paved patio leading from conservatory, further large patio to rear with seating area, external water, light source, shed, gated access to front aspect;

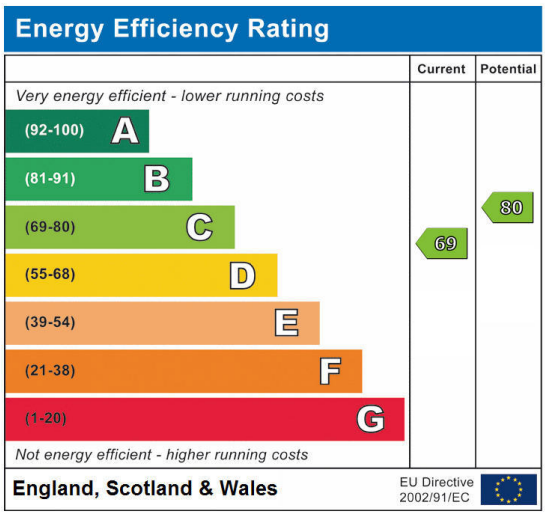
## External Rear.

## External Rear..




Total floor area: 113.8 sq.m. (1,225 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




Belsfield Gardens, Jarrow, Tyne and Wear, NE32 5QB

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, www.pattinson.co.uk**

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