



## 2 bed terraced house to buy in

Calf Close Drive, Jarrow, Jarrow, Tyne and Wear, NE32 4SW

# £120,000





 x2  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

-  TWO BEDROOM TERRACE HOUSE
-  GAS CENTRAL HEATING AND DOUBLE GLAZED
-  GREAT LOCATION AND AMENITIES
-  EARLY VIEWING IS ESSENTIAL..
-  EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ 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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Jarrow

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

| TWO BEDROOM | SEMI DETACHED HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | GREAT LOCATION  
| TENANTED AT £695PCM |

We are delighted to offer to the market this two bedroom semi detached house on the popular Calf Close Drive, Jarrow. Benefiting from gas central heating and double glazing the property has the added benefit of an enclosed rear garden.

Comprising lounge, kitchen/diner, bedroom one, bedroom two and family bathroom.

Gardens to the front and rear.

Currently tenanted at £695pcm.

Early viewing is essential..

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 66

Price: £120,000

Property Type: Terraced House

Parking: Off Street

Year built: 1995

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

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

Mobile signal coverage: Good

## Lounge

Spacious sitting room with electric fire and feature surround, storage cupboard, gas central heating radiator, laminate flooring and door leading to garden.



## Kitchen/Diner

Wall and base units throughout, electric oven with gas hob, gas central heating radiator, breakfast bar and space for washing machine and fridge freezer. Fitted laminate flooring.



## Bedroom One.

Master bedroom with fitted wardrobes and drawers, gas central heating radiator, laminate flooring and double glazed window to rear.



## Bedroom Two

Second bedroom with laminate flooring, fitted wardrobes, gas central heating radiator, laminate flooring and double glazed window to front.



## Bathroom

Bath with shower over, W.C and wash hand basin.




## External

An enclosed garden lies to the rear.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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 

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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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