



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

Etal Crescent, Jarrow, Tyne and Wear, NE32 3RD

**£199,950** Offers Over

 x 4  x 3  x 1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ EXTENDED SEMI DETACHED
- ✓ FOUR BEDROOMS
- ✓ THREE BATHROOMS
- ✓ MODERN FITTED KITCHEN/DINER
- ✓ 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

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome to the market this Extended Four Bedroom Semi Detached property, located on the popular Etal Crescent, Jarrow.

Situated in a sought after location, occupying a large corner plot, this extended semi detached property provides a spacious, versatile living space, ideal for growing families and those who like to entertain with friends and family.

The property has benefited from two extensions in recent years and offers a well presented and comfortable lounge area, leading into a separate Dining area, perfect for more formal dining and special occasions. Leading off from the dining area, within the double storey side extension, is a modern fitted kitchen, with an abundance of cupboard space, display cabinetry and work surfaces, incorporating a Breakfast Bar ideal for sharing a coffee and a snack! French doors lead out to the rear garden, set to lawn with lots of space for Patio seating and lounging in the sunshine. A single extension to the ground floor also provides a Fourth Bedroom with En - Suite facilities.

Within the extended upper floor are three further generous bedrooms, the main bedroom again offering the privacy and convenience of an En Suite Bathroom. The other two bedrooms are complimented by a contemporary bathroom including a free standing bath surrounded by modern fixtures and fittings.

The property is ideally located for local schools and is just a short journey from local amenities including a Tesco Superstore and Jarrow Viking Shopping Centre. Public transport is also nearby from Bede Metro Station for direct travel to Newcastle City Centre, South Shields and connections to Sunderland City Centre and the coast. Excellent local road links are nearby for travel via the A1, A19 and Tyne Tunnel.

Briefly comprising; Entrance Porch, Open plan Lounge and Dining Room, Kitchen/ Diner, Bedroom 4 with En - Suite. To the first floor lies Three Bedrooms, the main with En- Suite and the Family Bathroom. Externally to the front is a private walled Garden with lawn and block paved pathway to the Entrance and to the rear a private enclosed rear Garden set to lawn with gated access to the rear.

This property is sure to be popular! An early viewing is recommended!

To book a viewing please call Pattinson Jarrow on 0191 4897431 or email [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £199,950

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, lawn, large block paved driveway, pathway to entrance, gated access to entrance;



## Porch

1.68m x 1.13m (5'6" x 3'8")

Composite part glazed door to entrance, double glazed windows to side and front aspect, LVT flooring;

## Lounge/Diner

5.81m x 5.03m (19'0" x 16'6")

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



## Lounge/Diner (Additional)



## Lounge/Diner (Additional)



## Kitchen/Diner

6.75m x 2.92m (22'1" x 9'6")

A range of wall and base units with contrasting work surfaces, breakfast bar, ceramic sink with mixer tap over, freestanding beko range cooker with extractor over, space for American fridge/freezer, integrated dishwasher, plumbing for washing machine, combi boiler, flat panel gas central heating radiator, tiled splashbacks, recess lighting, double glazed windows to front and side aspect, French doors to garden;



## Kitchen/Diner (Addtional)



## Kitchen/Diner (Addtional)



## Bedroom Four

3.40m x 2.47m (11'1" x 8'1")

Double glazed window to rear aspect, flat panel gas central heating radiator, sliding door En-Suite;



## Bedroom Four En-Suite

2.60m x 1.20m (8'6" x 3'11")

A suite consisting of shower cubicle with mains waterfall shower, wall mounted wash hand basin, W/C, part tiled walls, tiled flooring, recess lighting, chrome towel gas central heating radiator, double glazed window to rear aspect;



## First Floor Landing

2.60m x 1.09m (8'6" x 3'6")



## Bedroom One

5.08m x 2.90m (16'8" x 9'6")

Double glazed window to front aspect, velux windows to side, gas central heating radiator, built in storage, recess lighting;



## Bedroom One (Additional)



## Bedroom One En-Suite

2.91m x 1.80m (9'6" x 5'10")

A suite consisting of walk in shower with mains shower, pedestal wash hand basin, W/C, part tiled walls, tiled flooring, recess lighting, double glazed window to rear aspect;



## Bedroom Two

4.00m x 2.87m (13'1" x 9'4")

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



## Bedroom Three

3.01m x 2.55m (9'10" x 8'4")

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



## Bathroom

2.34m x 1.72m (7'8" x 5'7")

A suite consisting of bath with mains shower over, W/C, vanity wash hand basin, tiled flooring, tiled walls, recess lighting, extractor, chrome towel gas central heating radiator, double glazed window to rear aspect;



## Bathroom (Additional)



## External Rear

Large private enclosed garden, lawn, block paved patio, gated access to front aspect, external water source;



## External Rear (Additional)



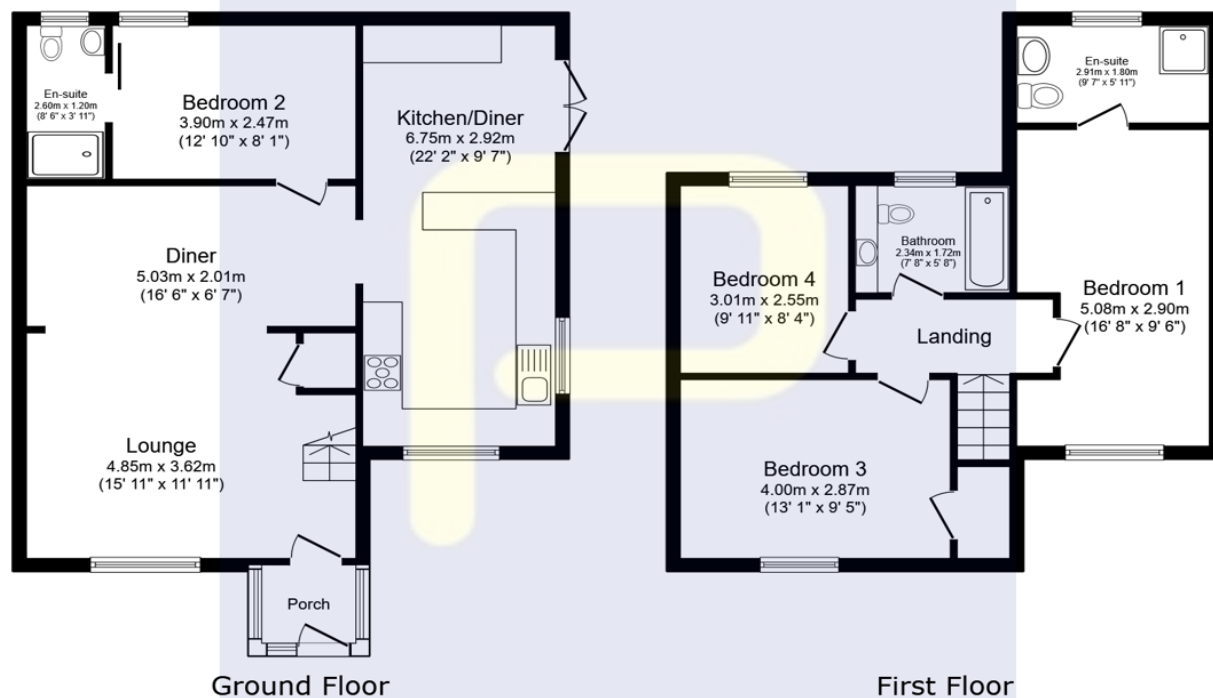
## External Rear (Additional)



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## External Front (Additional)





Total floor area: 115.0 sq.m. (1,237 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 |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

Etal Crescent, Jarrow, Tyne and Wear, NE32 3RD

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)**

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