



2 bed semi-detached house to buy in NE31

Chaffinch Drive, Hebburn, Tyne and Wear, NE31 1BF

£184,950

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ SPACIOUS TWO BEDROOM SEMI DETACHED
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ GROUND FLOOR CLOAK
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to offer to the market this spacious two bedroom semi-detached house in Hebburn, featuring a bright lounge with French doors opening onto a private, enclosed rear garden. The property welcomes with a composite part glazed door into the entrance hallway, which provides built-in storage, stairs to the first floor, and access to a ground floor cloakroom complete with a pedestal wash hand basin and w.c.

The modern kitchen/diner is appointed with a range of wall and base units, contrasting work surfaces, and an integrated electric oven and hob with extractor. Additional features include a stainless steel sink with mixer tap, plumbing for a washing machine, space for a fridge freezer, and a double glazed window to the front aspect.

Upstairs, the first floor landing leads to two well-proportioned bedrooms, both with double glazed windows and gas central heating radiators. Bedroom one offers built-in storage, while bedroom two includes free standing sliding wardrobes. The family bathroom is fitted with a bath and mains shower over, pedestal wash hand basin, w.c, and part tiled walls.

Externally, there is a private lawned garden to the front with gated access to the rear, along with external lighting and a water source. The rear garden is enclosed and features a paved patio. The property further benefits from allocated parking, gas central heating, council tax band B, and is leasehold with 117 years remaining.

Call Pattinson Estate Agents JARROW for an early viewing: 0191 4897431 or Email: jarrow@pattinson.co.uk

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 117

Price: £184,950

Property Type: Semi-detached house

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External Front

Private lawned garden to front aspect, gated access to rear garden, external water source & lighting;



Entrance/Hallway

5.15m x 2.11m (16'10" x 6'11")

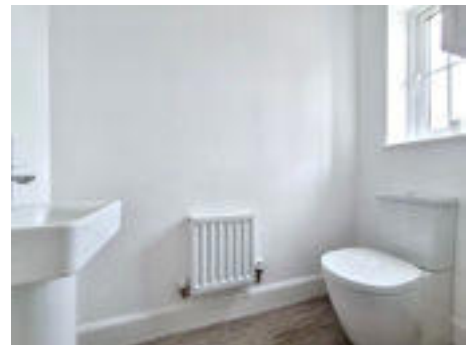
Composite part glazed door leading to entrance, stairs to first floor, gas central heating radiator, built in storage;



Cloak

1.97m x 0.91m (6'5" x 2'11")

Double glazed window to front aspect, pedestal wash hand basin, w.c., gas central heating radiator, vinyl flooring;



Kitchen / Diner

5.15m x 2.26m (16'10" x 7'4")

A range of wall & base units complemented by contrasting work surfaces with uprights, stainless steel sink with mixer tap over, integrated electric oven, electric hob with extractor over, combo boiler, gas central heating radiator, plumbing for washing machine, space for fridge freezer, recess lighting, vinyl flooring, double glazed window to front aspect;



Kitchen / Diner.



Kitchen / Diner..



Lounge

3.55m x 4.50m (11'7" x 14'9")

Double glazed window to rear aspect, French doors leading to rear garden, gas central heating radiator;



First Floor Landing

2.23m x 2.02m (7'3" x 6'7")

Loft access, doors to;



Bedroom One

3.17m x 4.50m (10'4" x 14'9")

Double glazed windows to front aspect, gas central heating radiator, built in storage;



Bedroom Two

3.13m x 4.50m (10'3" x 14'9")

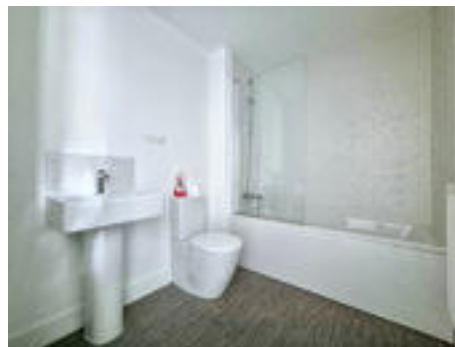
Double glazed windows to rear aspect, gas central heating radiator, free standing sliding wardrobes;



Family Bathroom

1.90m x 2.36m (6'2" x 7'8")

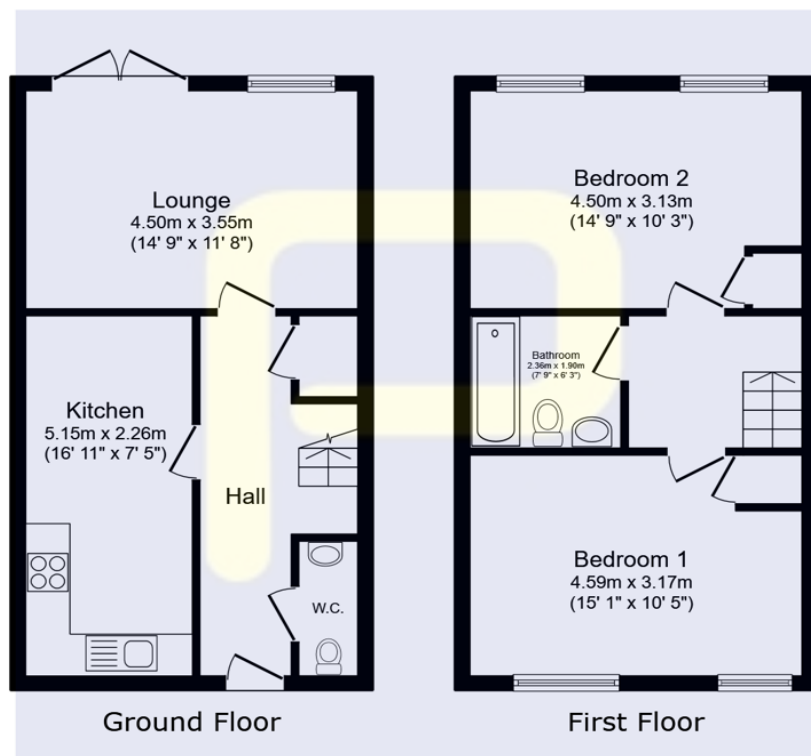
A suite comprising: Bath with mains shower over, pedestal wash hand basin, w.c, part tiled walls, extractor, gas central heating radiator, vinyl flooring;



External Rear

Private enclosed lawned garden, paved patio leading from Lounge, gated access to rear aspect;]





Total floor area: 75.6 sq.m. (814 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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