


## 3 bed terraced house to buy in

Scarborough Parade, Hebburn, Tyne and Wear, NE31 2AL

# £126,000

x 3 x 2 x 1

Tenure

**Freehold**

On Street parking

## Property features

- THREE BEDROOM MID TERRACE
- BRIGHT & AIRY LOUNGE
- OPEN PLAN LOUNGE / DINER
- MODERN FITTED KITCHEN (Integrated Appliances)
- EPC Rating C

## Key Information

- Council Tax: Band A
- 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
jarrow@pattinson.co.uk


- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson Estate Agents warmly welcome to the market this  charmingly sophisticated, three-bedroom mid terrace property, superbly situated in the heart of Hebburn. This residential sale offering combines tranquillity, community spirit, and excellent local amenities, making it the perfect place to call home.

Upon entering the terraced house, you'll be welcomed by a bright and airy lounge that instantly brings a sense of warmth and relaxation. The light-filled room is ample in size, perfect for both entertaining and quiet, intimate evenings.

The property comprises three well-proportioned bedrooms, which are versatile and can easily accommodate growing families, visitors, or provide much-needed space for a home office or study.

Aside from its main reception, the house also benefits from a large open plan kitchen / diner, boasting a modern contemporary kitchen with integrated appliances, the true heart of a fabulous home!

The house is serviced by a stylish family bathroom, featuring modern fixtures and fittings. The family bathroom is conveniently located, enhancing both the comfort and functionality of this delightful home.

This mid terrace home in Hebburn promises not only a serene and comfortable living environment but also proximity to local amenities, public transportation and excellent schools, making it a highly desirable property for families, professional couples, or even investors.

Overall, a comforting sense of community spirit and the feeling of being at home truly sets this property apart. The welcoming residence with well-thought-out living spaces combines modern comforts with a great location, promising a lifestyle of convenience and ease for its new owners.

Call Pattinson JARROW to arrange your viewing: 0191 4897431 or Email: jarrow@pattinson.co.uk

Council Tax Band: A

Tenure: Freehold

Price: offers in region of £126,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External Front

Private enclosed walled garden set to lawn;



## Entrance/Hallway

*7.25m x 1.98m (23'9" x 6'5")*

Upvc part glazed door leading to entrance, stairs to first floor, gas central radiator, LVT flooring, Upvc part glazed door leading to rear garden;



## Entrance/Hallway.



## Ground floor cloak

*1.79m x 0.86m (5'10" x 2'9")*

Double glazed window to rear aspect, vanity wash hand basin, w.c, part tiled walls, LVT flooring;



## Lounge

*3.77m x 4.76m (12'4" x 15'7")*

Double glazed window to front aspect with fitted plantation shutters, wall mounted electric fire, gas central heating radiator, LVT flooring, feature half panel wall;



## Lounge.



## Kitchen / Diner

*4.76m x 3.82m (15'7" x 12'6")*

A range of wall and base units complemented by island / breakfast bar with contrasting work surfaces, 1.5 composite sink with mixer tap over, tiled splashbacks, integrated electric oven, electric hob with extractor over, plumbing for washing machine, integrated fridge freezer, gas central heating radiator, LVT flooring, double glazed windows to rear aspect;



## Kitchen / Diner.



## First Floor Landing

Loft access, doors to;



## Bedroom One

*3.19m x 4.46m (10'5" x 14'7")*

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



## Bedroom One.



## Bedroom Two

*2.98m x 4.46m (9'9" x 14'7")*

Double glazed window to rear aspect, gas central heating radiator, built in storage (New combi Boiler);



## Bedroom Three

*2.27m x 2.90m (7'5" x 9'6")*

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



## Family Bathroom

*1.65m x 2.08m (5'4" x 6'9")*

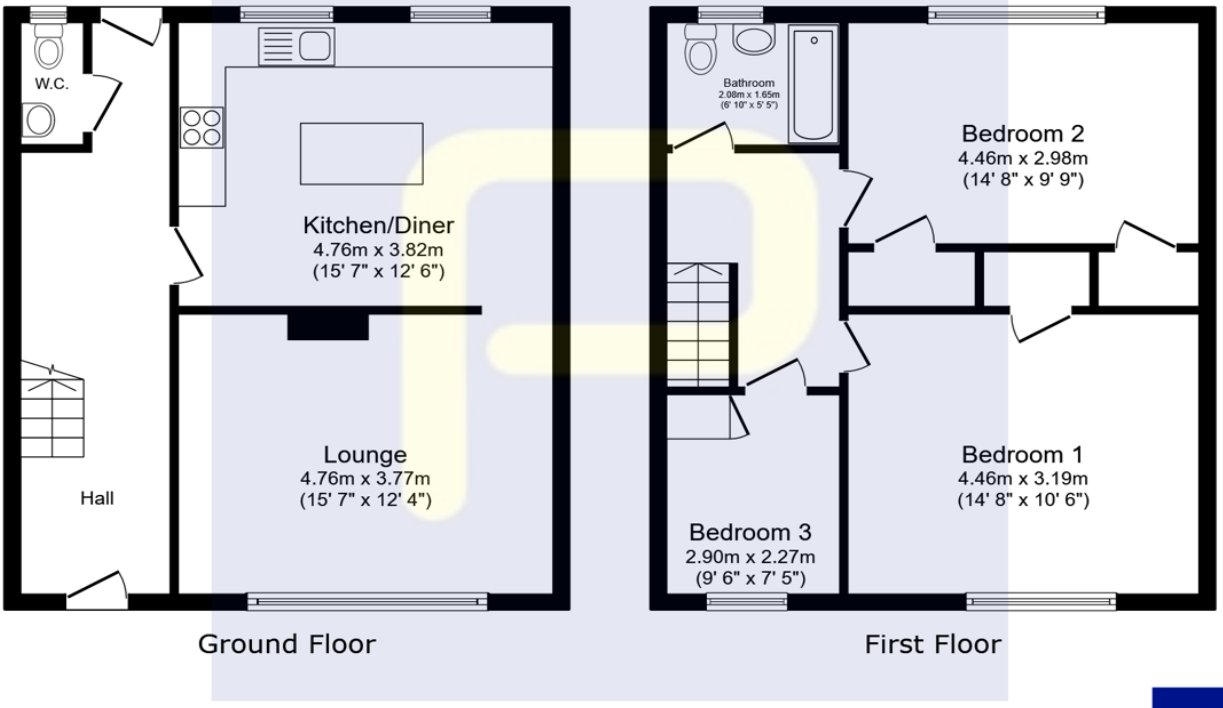
A suite comprising; Bath with mains shower over, pedestal hand wash basin, w.c, feature tiled walls, karndean flooring, gas central heating radiator, double glazed window to rear aspect;



## External Rear

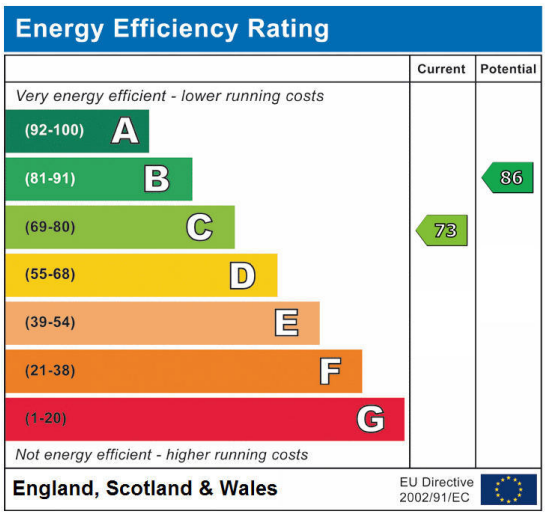
Private enclosed walled garden, paved patio set to lawn, decorative slate borders, external water source, gated access to rear lane;






Total floor area: 104.0 sq.m. (1,119 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




Scarborough Parade, Hebburn, Tyne and Wear, NE31 2AL

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.