



4 bed semi-detached house to buy in NE31

North Farm Road, Hebburn, Tyne and Wear, NE31 1LX

£239,950

 x 4  x 1  x 1

Tenure

Freehold

Property features

- ✓ FOUR BEDROOM SEMI DETACHED
- ✓ BRIGHT & AIRY LOUNGE
- ✓ OPEN PLAN LOUNGE / DINING
- ✓ MODERN FITTED KITCHEN (Integrated Appliances)
- ✓ EPC Rating C

Driveway parking

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 immaculately presented Four Bedroom Semi Detached Family Home situated on the sought after location of North Farm Road, Hebburn.

Situated in a much sought after residential area, this property is tailor made for first time buyers and growing families alike!

A wonderfully light and airy property, benefiting from large picture windows to the front and French doors to the rear, making this lovely property full of natural light. The ground floor offers a modern and versatile living area, with a carefully thought out design which provides space for families to gather and live harmoniously, yet still providing quiet corners when you need time to relax and reflect. The welcoming hallway beckons you forward into the ground floor reception rooms and beyond.

The restful, cozy lounge features an exposed brick chimney breast with an electric stove, which will cast a warming ambience during the wintery evenings to come. To the rear, is a large modern kitchen and dining area with an abundance of integrated appliances and breakfast bar, before flowing into a cozy snug area, where the family can gather to chat and watch TV, whilst family meals are being prepared.

The property offers four generous bedrooms, the first situated on the ground floor and three further bedrooms on the upper level, complemented by the family bathroom.

Positioned on a corner plot, the property benefits from a wrap around garden, with a block paved patio area to the rear, lawn to the side and to front, a private garden set to lawn, adjacent to a large resin driveway and bordered by mature shrubs, creating an inviting entrance to this fabulous home.

Ideally located for an array of schools, walking distance to the Mountbatten Shopping Centre, Hebburn Hub Sports and Leisure Centre, Hebburn Sports Club FC, moreover excellent local transport and Metro links direct to Newcastle City Centre, South Shields and Sunderland City Centre. Road links to A1, A19 to the South and the Tyne Tunnel to much of the North East.

A rare opportunity to purchase in this desirable location, we would recommend an early viewing!

Call PATTINSON JARROW today: 0191 4897431 or email: jarrow@pattinson.co.uk

Council Tax Band: A

Tenure: Freehold

Price: offers in region of £239,950

Property Type: Semi-detached house

Parking: Driveway

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, FTTP (fibre to the premises)

Mobile signal coverage: Good

External Front

Private enclosed garden complemented by new double resin driveway set to lawn, mature borders, gated access to side and rear aspects;



Entrance/Hallway

3.79m x 1.06m (12'5" x 3'5")

Upvc part glazed door leading to entrance, gas central heating radiator, herringbone laminate flooring;



Lounge

3.58m x 3.67m (11'8" x 12'0")

Double glazed window to front aspect, electric stove burner with feature brick chimney breast complemented by tiled hearth, gas central heating radiator;



Lounge.



Bedroom One

3.58m x 3.24m (11'8" x 10'7")

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



Bedroom One.



Kitchen / Dining Area

3.52m x 8.09m (11'6" x 26'6")

A range of wall & base units with contrasting bespoke quartz work surfaces with uprights, inset composite sink with mixer tap over, built in electric oven, electric hob with extractor over, space for fridge freezer, integrated washing machine, integrated dishwasher, integrated microwave, gas central heating radiator, recess lighting, herringbone laminate flooring, stairs to first floor, double glazed window to rear aspect, french doors leading to well gardens;



Kitchen / Dining Area.



Kitchen / Dining Area..



Kitchen / Dining Area....



First Floor Landing

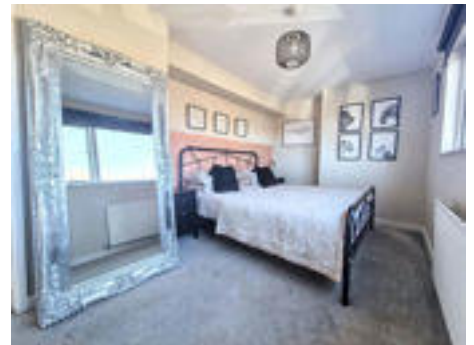
0.77m x 4.95m (2'6" x 16'2")

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

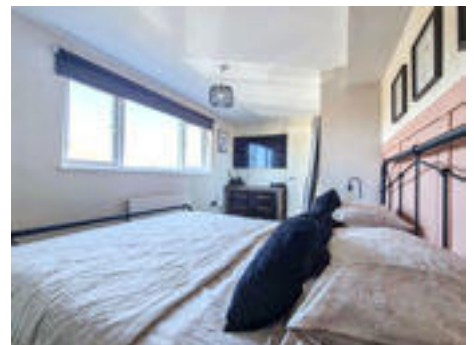
Bedroom Two

2.77m x 4.80m (9'1" x 15'8")

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



Bedroom Two.



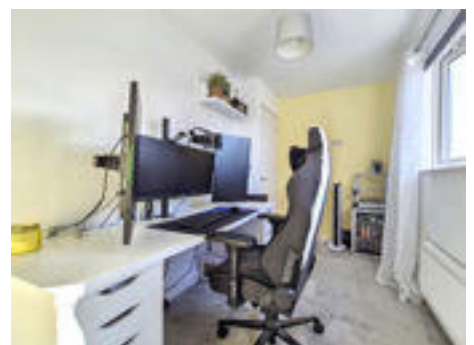
Bedroom Three

2.08m x 3.15m (6'9" x 10'4")

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



Bedroom Three.



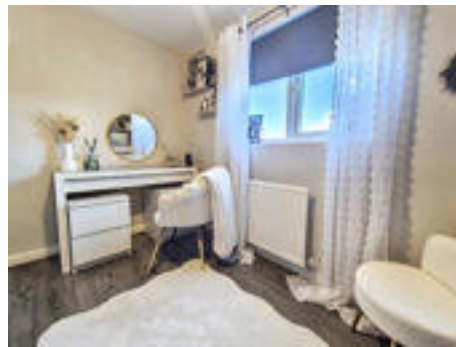
Bedroom Four

1.93m x 3.80m (6'3" x 12'5")

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



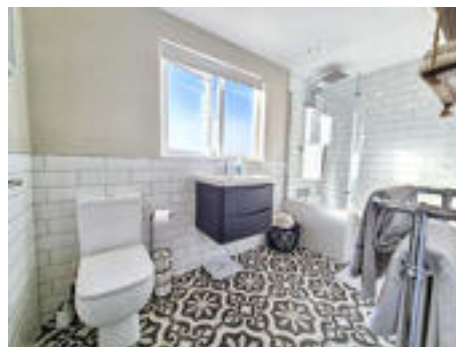
Bedroom Four.



Family Bathroom

1.62m x 3.18m (5'3" x 10'5")

A suite comprising; Bath with mains powered shower over, wall mounted vanity wash hand basin, w.c, part tiled walls, recess lighting, gas central heating chrome towel radiator, wall mounted demist mirror;



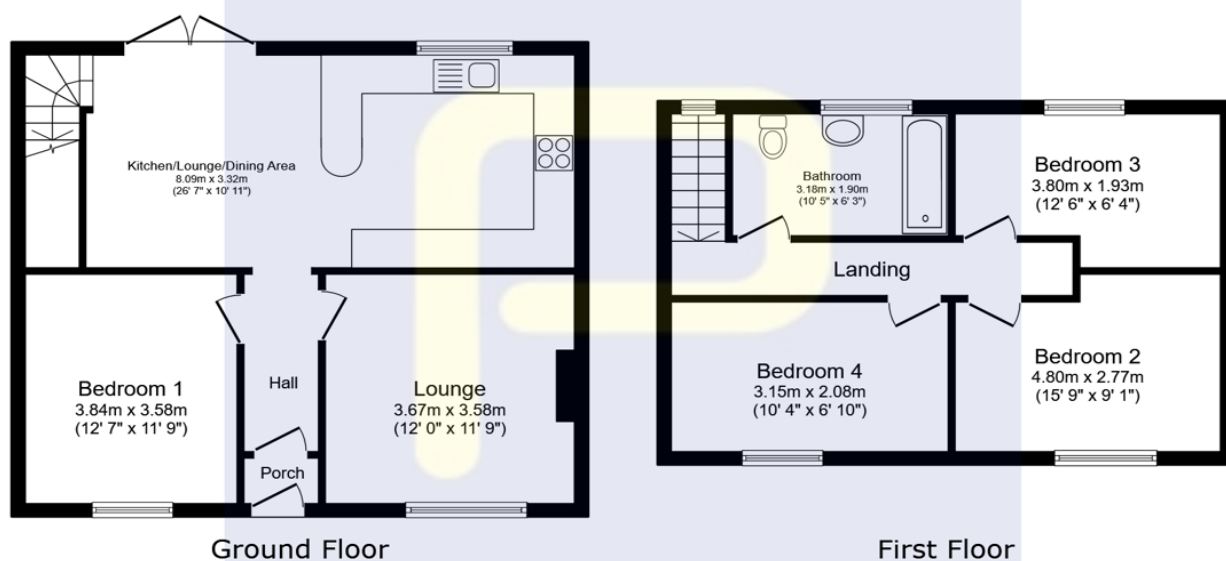
External Rear

Private enclosed well maintained block paved garden to rear aspect leading to lawned garden to side, gated access to front and side aspect, external water & lighting source, external storage;



External Side





Total floor area: 99.3 sq.m. (1,069 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		
(81-91) B		82
(69-80) C	69	
(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

North Farm Road, Hebburn, Tyne and Wear, NE31 1LX

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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