



## 4 bed detached house to buy in

Adair Way, Hebburn, Tyne and Wear,  
NE31 2BS

**£299,950**

🛏 x4 🚿 x2 🚗 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ SOLD WITH NO UPPER CHAIN
- ✓ FOUR BEDROOM DETACHED
- ✓ IMMACULATELY PRESENTED
- ✓ SPACIOUS KITCHEN/DINER
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents welcome to the market this Four Bedroom Detached Family Home located on Adair Way, Hebburn.

\*\*\* SOLD WITH NO UPPER CHAIN \*\*\*

Immaculately presented throughout, this stylish home offers spacious & modern living with a bright & airy hallway leading through to a warm and inviting lounge. A large kitchen/diner overlooks the rear and with a range of modern fixtures & fittings.

The property is ideally located for local amenities with Hebburn Shopping Centre & Jarrow Viking Shopping Centre just a short journey away. Public transport from Hebburn or Jarrow Metro offers direct travel to Newcastle City Centre, South Shields with connections to Sunderland City Centre & the coast. Excellent local road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance/Hallway, Cloak, Lounge & Kitchen/Diner. To the first floor lies Bedroom One with En-Suite, three further Bedrooms & the Family Bathroom. Externally to the front is a private lawned Garden with double block paved Driveway leading to the Entrance & Garage and to the rear is a private enclosed Garden with lawn & patio with gated access to the front aspect.

Call Pattinson Jarrow on 0191 4897431 or email [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: D

Tenure: Freehold

Price: £299,950

Property Type: Detached House

Parking: Driveway & Garage

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 garden with lawn, block paved double driveway leading to entrance/garage, gated access to rear aspect;



## Entrance/Hallway

4.48m x 1.51m (14'8" x 4'11")

Part glazed composite door leading to entrance, gas central heating radiator, built in storage, LVT flooring, stairs to first floor;



## Cloak

2.01m x 0.78m (6'7" x 2'6")

Double glazed window to side aspect, W/C, pedestal wash hand basin, gas central heating radiator, LVT flooring;



## Lounge

4.89m x 3.12m (16'0" x 10'2")

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



## Lounge (Additional)



## Kitchen/Diner

5.36m x 4.23m (17'7" x 13'10")

A range of wall and base units with contrasting work surfaces, breakfast bar/island, stainless steel sink with mixer tap over, integrated electric oven, electric hob with extractor over, integrated fridge/freezer, integrated dishwasher, uprights, built in storage with combi boiler & plumbing for washing machine, gas central heating radiator, LVT flooring, double glazed window to rear aspect, French doors leading to garden;



## Kitchen/Diner (Additional)



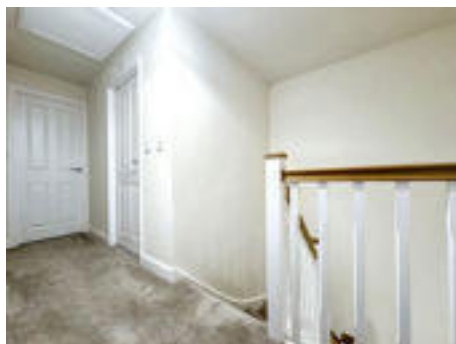
## Kitchen/Diner (Additional)



## First Floor Landing

3.84m x 0.78m (12'7" x 2'6")

Loft access, built in storage;



## Bedroom One

3.46m x 2.62m (11'4" x 8'7")

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



## Bedroom One (Additional)



## Bedroom One En-Suite

*1.74m x 1.18m (5'8" x 3'10")*

A white suite consisting of W/C, pedestal wash hand basin, shower cubicle with mains shower, shaving point, part tiled walls, chrome towel gas central heating radiator, vinyl flooring;



## Bedroom Two

*2.85m x 2.66m (9'4" x 8'8")*

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



## Bedroom Three

*2.56m x 2.46m (8'4" x 8'0")*

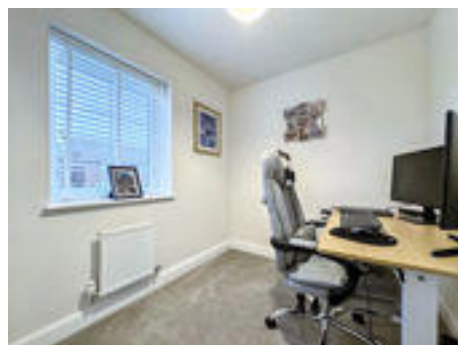
Double glazed window to front aspect, gas central heating radiator;



## Bedroom Four

*2.47m x 1.73m (8'1" x 5'8")*

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



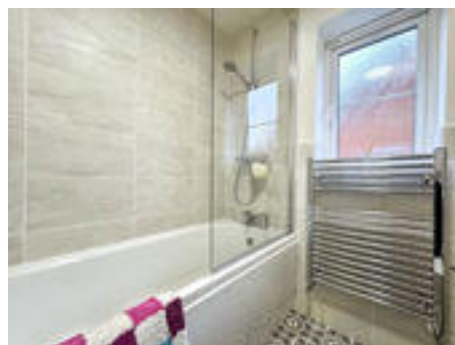
## Bathroom

1.91m x 1.59m (6'3" x 5'2")

A white suite consisting of bath with mains shower over, pedestal wash hand basin, W/C, feature part tiled walls, extractor, chrome towel gas central heating radiator, vinyl flooring, double glazed window to side aspect;



## Bathroom (Additional)



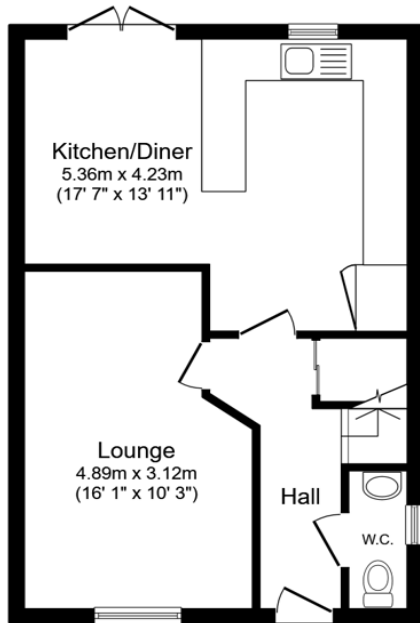
## External Rear

Private enclosed garden, paved patio, lawn, external water source, gated access to side aspect & Garage;

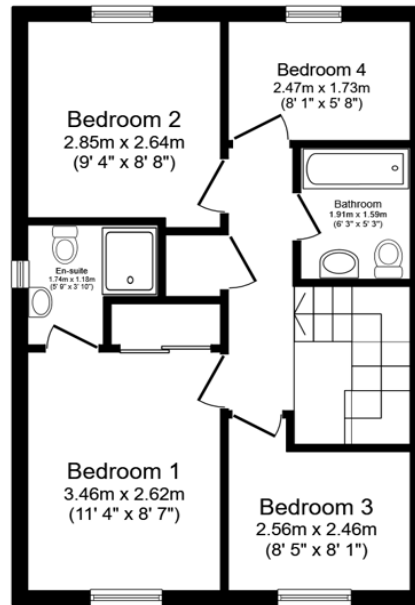


## External Rear (Additional)





**Ground Floor**  
Floor area 43.2 sq.m. (465 sq.ft.)



**First Floor**  
Floor area 43.2 sq.m. (465 sq.ft.)

Total floor area: 86.3 sq.m. (929 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

Adair Way, Hebburn, Tyne and Wear, NE31 2BS

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

