



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

Norwich Way, Jarrow, Tyne and Wear, NE32 4UX

# £190,000

🏠 x3 🪑 x2 🚿 x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ THREE BEDROOM SEMI-DETACHED
- ✓ TWO RECEPTION ROOMS
- ✓ MODERN FITTED KITCHEN /
- ✓ MODERN FAMILY BATHROOM
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents are delighted to present this elegant semi-detached house positioned in the highly sought-after locality of Jarrow. The three-bedroom family home undoubtedly combines modern living with pleasing aesthetics.

As you step inside this meticulously designed home, you are greeted by two spacious reception rooms that radiate charm and elegance. Ample daylight spears through large windows, enhancing the overall aesthetics remarkably. These living spaces provide the perfect setting for both family time and entertaining guests.

The property features a fitted kitchen leading to large modern utility room, ground floor cloak and garage beyond. To the first floor lies Three well proportioned Bedrooms and the recently installed elegant modern fitted bathroom.

Externally the property offers private enclosed mature and well maintained gardens, also benefiting from garage and off street parking to rear. This Semi Detached offers to potential to upscale from numerous aspects!!!!

\*\* application to purchase the Freehold has been submitted.

Call Pattinsons Jarrow to arrange an early viewing: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: B

Tenure: Freehold

Price: offers in Excess of £190,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private enclosed walled garden set to lawn, mature borders, access to rear aspect;



## Porch

*0.81m x 1.98m (2'7" x 6'5")*

Composite park glazed door leading to entrance complemented by double glazed window, laminate flooring, part glazed door to;



## Entrance/Hallway

*3.66m x 1.87m (12'0" x 6'1")*

Stairs to first floor, gas central heating radiator, built in storage, doors to;



## Lounge

*4.69m x 3.48m (15'4" x 11'5")*

Double glazed bay window to front aspect, gas central heating radiator, feature fire surround with remote control electric fire, laminate flooring, double doors leading to;



## Lounge.



## Dining Room

3.32m x 2.65m (10'10" x 8'8")

Upvc french doors leading to garden, gas central heating radiator, laminate flooring;



## Kitchen

3.32m x 2.71m (10'10" x 8'10")

A range wall, base units and breakfast bar complemented by contrasting work surfaces, 1.5 stainless steel sink with mixer tap over, tiled splashbacks, free standing gas cooker, gas central heating radiator, vinyl flooring, double glazed window to rear aspect, door to;



## Kitchen.



## Utility

2.35m x 2.70m (7'8" x 8'10")

A range of wall and base units with contrasting work surfaces, plumbing for washing machine, space for fridge freezer, combi boiler, gas central heating radiator, recess lighting ceramic tiled flooring, double glazed window to front aspect, door to;



## Utility.



## Ground Floor Cloak

0.96m x 1.66m (3'1" x 5'5")

Vanity wash hand basin, w/c, wall mounted demist mirror, gas central heating radiator, extractor, recess lighting;



## First Floor Landing

2.38m x 1.83m (7'9" x 6'0")

Double glazed window to side aspect, doors to;



## Bedroom One

3.63m x 3.56m (11'10" x 11'8")

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



## Bedroom One.



## Bedroom Two

3.23m x 3.56m (10'7" x 11'8")

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



## Bedroom Three

2.27m x 2.34m (7'5" x 7'8")

Double glazed window to front aspect, gas central heating radiator, fitted wardrobes and bed;



## Family Bathroom

1.64m x 2.62m (5'4" x 8'7")

A suite comprising; Bath with main shower over, combination vanity wash hand basin with enclosed cistern w.c, anthracite gas central heating towel radiator, feature tiled walls, LVT flooring, extractor, recess lighting, dual aspect double glazed window to rear and side aspects;



## External Rear

Private enclosed walled garden, Indian sandstone patio leading from french doors set to lawn, further Indian sandstone patio to rear, established borders, gated access to off street parking;



## External Rear.

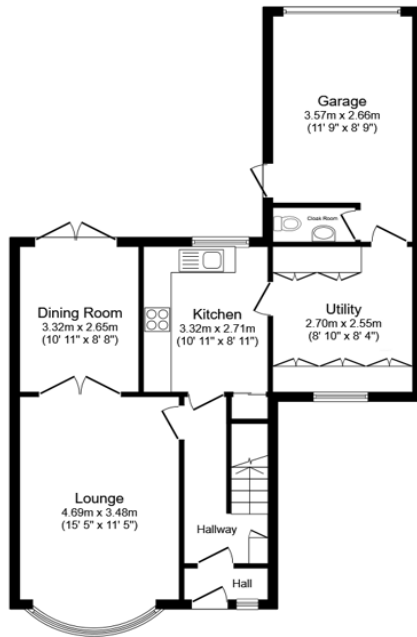


## Garage

3.97m x 2.66m (13'0" x 8'8")

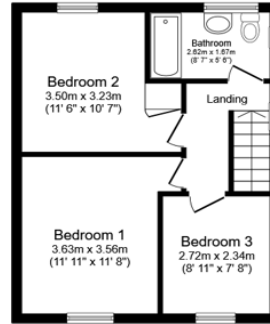
Remote control electric roller garage door, light and power source, Upvc part glazed door leading to garden;





**Ground Floor**

Floor area 72.2 sq.m. (777 sq.ft.)



**First Floor**

Floor area 37.7 sq.m. (405 sq.ft.)

**Total floor area: 109.9 sq.m. (1,182 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	72
(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	

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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/>

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