



### 3 bed end of terrace house to buy in NE32

Holly Street, Jarrow, Tyne and Wear, NE32  
5HZ

**£120,000** Offers Over

🏠 x3 🚗 x1 🚻 x2

Tenure  
**Freehold**

On Street parking

### Property features

- ✓ THREE BEDROOM END OF
- ✓ TWO RECEPTION ROOMS
- ✓ MODERN FITTED KITCHEN
- ✓ RECENTLY FULLY RENOVATED
- ✓ EPC Rating D

## Key Information

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

## Description

We are thrilled to present a delightful three-bedroom end of terrace property located in the charming town of Jarrow. Designed to accommodate the modern family lifestyle, this property boasts a brilliant fusion of style and comfort.

At the heart of the home, a modern fitted kitchen awaits, fully equipped with the best appliances, sleek countertops and ample storage that never fails to impress your culinary desires.

The property benefits from two reception rooms, offering an excellent space for different family activities. Be it a quiet afternoon reading in one or an engaging movie marathon in the other, these rooms provide versatility and a lovely space for entertaining guests.

The first floor hosts three generously sized bedrooms, all inviting plenty of natural light, creating an atmosphere of peaceful relaxation. Each room is a quiet sanctuary, ideal for rest after a long day.

Complementing the bedrooms is a well-appointed bathroom, featuring well-maintained fixtures. The bathroom provides a relaxing retreat, further enhancing the property's appeal.

Situated in a sought-after neighbourhood in Jarrow, the residence has easy access to a host of local amenities. Schools, shops, and transport links are all on the doorstep, making it an ideal home for those seeking convenience and comfort living side by side.

Don't miss out on this beautiful three-bedroom end of terrace house. With its blend of modern interiors and a welcoming residential location, this property is well suited for a family or as a fantastic investment opportunity. Get in touch now to secure your viewing appointment.

Call Pattinson JARROW today to arrange a viewing: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £120,000

Property Type: End of terrace house

Parking: On Street

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

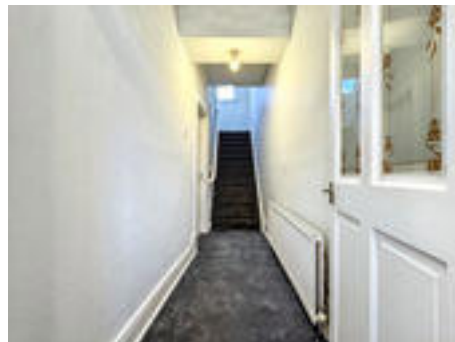
## External Front



## Entrance/Hallway

3.97m x 1.07m (13'0" x 3'6")

Gas central heating radiator, stairs to first floor;



## Lounge

4.41m x 3.52m (14'5" x 11'6")

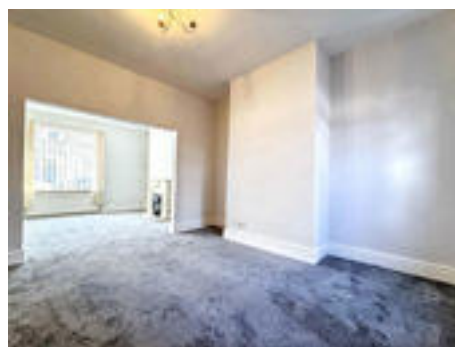
Gas central heating radiator, gas fire with feature surround, double glazed window to front aspect;



## Dining Room

3.95m x 3.53m (12'11" x 11'6")

Gas central heating radiator, double glazed window to rear aspect, built in storage;



## Kitchen

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, integrated electric oven, gas hob with extractor over, tiled splashbacks, plumbing for washing machine, double glazed window to side aspect;



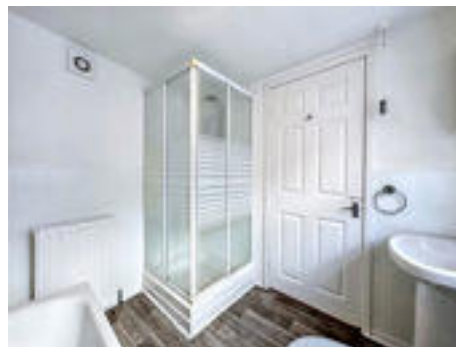
## Inner Hall

2.46m x 0.90m (8'0" x 2'11")

## Bathroom

2.28m x 1.98m (7'5" x 6'5")

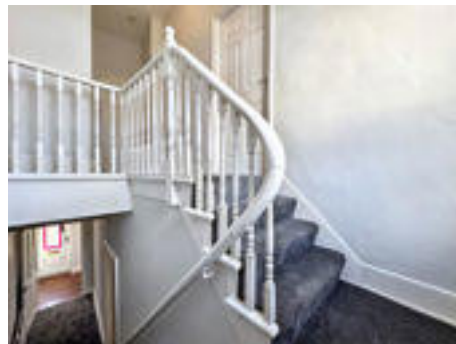
A white suite consisting of bath with mains shower over, W/C, pedestal wash hand basin, vinyl flooring;



## First Floor Landing

4.89m x 1.80m (16'0" x 5'10")

Double glazed window to rear aspect, loft access, built in storage;



## Bedroom One

4.41m x 3.52m (14'5" x 11'6")

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



## Bedroom Two

3.95m x 3.80m (12'11" x 12'5")

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



## Bedroom Three

2.66m x 2.31m (8'8" x 7'6")

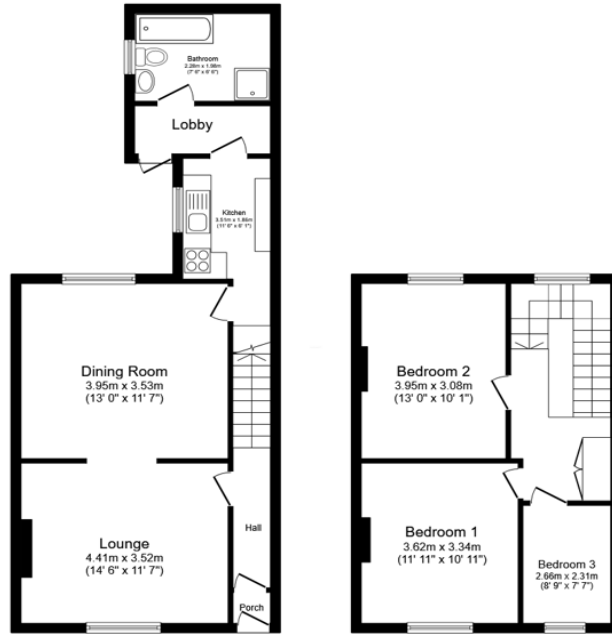
Double glazed window to front aspect, gas central heating radiator;



## External Rear

Private walled courtyard, gated access to rear lane;





**Ground Floor** Floor area 55.3 sq.m. (595 sq.ft.) **First Floor** Floor area 40.7 sq.m. (438 sq.ft.)

Total floor area: 96.0 sq.m. (1,033 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>	55	68
(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	

Holly Street, Jarrow, Tyne and Wear, NE32 5HZ

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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