



## 2 bed terraced house to buy in

Fountains Crescent, Hebburn, Tyne and Wear, NE31 2HS

# £130,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ SPACIOUS TWO BEDROOM MID TERRACE
- ✓ BRIGHT & AIRY LOUNGE
- ✓ LARGE KITCHEN/DINER
- ✓ CONTEMPORARY FAMILY
- ✓ 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

Pattinson Estate Agents welcome to the market this delightful, spacious two-bedroom mid terrace house situated on Fountains Crescent, Hebburn.

Upon entry, you are greeted by a bright and airy lounge that floods with natural light, showcasing a warm, inviting space designed for relaxation and casual entertaining. The tastefully decorated lounge sets the tone for the rest of the property.

Further within lies a sizable kitchen/diner offering a stunning focal point for the house. The impressive room presents the ideal space for intimate dinners and family get-togethers, and seamlessly flows into the well presented kitchen. Featuring ample cupboard space and modern appliances, this kitchen is certain to inspire your inner chef.

Comprising two generously proportioned bedrooms, this property provides a great deal of flexibility in terms of interior layout. Each bedroom is replete with sufficient space for storage.

The property is completed by a modern and well-appointed bathroom, offering a serene space to unwind.

Being a terraced home, the property offers easy access to local amenities whilst maintaining a peaceful residential atmosphere. Whether it's your first home or an investment property, this house presents a great opportunity to enjoy the perks of contemporary living in a lovely area.

Do not miss your chance to view this incredible home, contact the 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: £130,000

Property Type: Terraced House

Parking: Driveway

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 lawned garden complemented by driveway, established borders, path leading to entrance;



## Entrance/Hallway

0.91m x 3.42m (2'11" x 11'2")

Composite part glazed door leading to entrance, stairs to first floor, gas central heating radiator, built in storage, double glazed window to front aspect, herringbone vinyl flooring;



## Lounge

4.53m x 3.18m (14'10" x 10'5")

Double glazed window to rear aspect, gas fire with feature surround, gas central heating radiator, herringbone vinyl flooring;



## Lounge.



## Kitchen / Diner

4.80m x 4.50m (15'8" x 14'9")

A range of wall and base units with contrasting work surfaces, 1.5 stainless steel sink with mixer tap oven tiled splashbacks, integrated electric oven, gas hob with extractor over, space for fridge freezer, plumbing for washing machine and dishwasher, built in storage, gas central heating radiator, herringbone vinyl flooring. dual aspect double glazed windows, Upvc part glazed door leading to garden;



## Kitchen / Diner.



## First Floor Landing

Double glazed window to rear aspect, loft access to board loft with lighting;



## Bedroom One

*4.80m x 3.16m (15'8" x 10'4")*

Dual aspect double glazed windows, gas central heating radiator, built in storage;



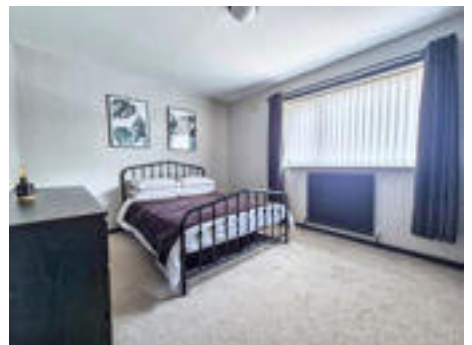
## Bedroom One.



## Bedroom Two

*3.06m x 3.54m (10'0" x 11'7")*

Double glazed window to front aspect, gas central heating radiator, built in storage x2 (Combi);



## Bedroom Two.

## Family Bathroom

1.68m x 2.59m (5'6" x 8'5")

A suite comprising, Free standing claw foot bath with mains shower over, pedestal wash hand basin, w.c, tiled walls and flooring, gas central heating chrome towel radiator, double glazed window to rear aspect;




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## External Rear

Private enclosed lawned garden, large paved patio, external water source, external lighting;





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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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