



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

Roman Road, Primrose, Jarrow, Tyne and Wear, NE32 5EL

**£180,000** offers over

 x3  x1  x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ THREE BEDROOM SEMI-DETACHED
- ✓ OPEN PLAN KITCHEN / DINER
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ DOUBLE GLAZED / GAS CENTRAL HEATING
- ✓ 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 Semi Detached Three Bedroom Family Home, situated in the sought-after location of Primrose, Jarrow. This delightful residence would make a perfect family home with its spacious three bedrooms and a comfortable reception area, perfectly designed for optimum relaxation and family living.

This charming property features double glazed windows throughout, benefitting from natural light and fostering a bright, warm atmosphere in each room. A well-maintained and efficient gas central heating system ensures cosiness in even the chilliest winter months.

The generous, private outdoor space of this property truly sets it apart. It boasts a serene front and rear garden, offering plenty of space for outdoor relaxation, gardening, or children's play. Off-street parking also provides a secure space for your vehicle.

The single bathroom is well-appointed, exuding a contemporary appeal, and servicing the home's bedrooms.

This property's beautiful location in Primrose, Jarrow further accentuates its worth, located close to local amenities and variety of schools. This property is offered for residential sale, making it ideal for families or investors seeking a splendid property in a delightful neighbourhood.

\*\* Floor Plans and 360' Video Tour to follow/

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

Council Tax Band: A

Tenure: Freehold

Price: offers over £180,000

Property Type: Semi-detached house

Parking: Off 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

Private enclosed front and side gardens, block paved path leading to entrance, block paved driveway leading to side aspect, gated access to rear, lawns to front, decorative stone slate border and shrubbery;



## Entrance/Hallway

Composite part glazed door to front aspect complimented by double glazed window to side, gas central heating radiator, stairs to first floor, built in storage, oak door to, opening to;



## Lounge

Double glazed bay window to front aspect, gas fire with feature surround, gas central heating radiator, oak door to;



## Lounge.



## Kitchen / Diner.



## Kitchen/Diner

A range of high gloss black wall and base units with contrasting roll top work surfaces, built in electric oven, electric hob with extractor over, 1.5 composite sink with mixer tap over, recess lighting, tiled splashbacks, tiled flooring, french doors leading to rear garden, double glazed window to side aspect, opening to;



## Kitchen/Diner..



## Utility

A range of high gloss black wall and base units with contrasting roll top work surfaces, tiled splashbacks, tiled flooring, ideal logic combi boiler, double glazed window to side aspect, composite door leading to side aspect, oak door to;



## Ground Floor Cloak

Double glazed window to side aspect, W/C, tiled flooring;



## First Floor Landing

Double glazed window to front aspect, loft access, oak doors to;



## Bedroom One

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



## Bedroom Two

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



## Bedroom Three

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



## Family Bathroom

A white suite comprising of; Double walk-in shower, fixed glazed screen with mains powered shower over, pedestal wash hand basin, W/C, tiled walls, tiled flooring, gas central heating chrome towel radiator, double glazed window to side aspect;



## Family Bathroom (Additional)

## External Front (Additional)



## External Side



## External Rear


Private enclosed fenced garden, gated access to front aspect, block paved patio leading from french doors, raised decked patio area to rear, lawn, external water source;



## External Rear.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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