



### 3 bed semi-detached house to buy in NE31

Bedeswell Close, Hebburn, Tyne and Wear, NE31 2GB

**£210,000**

 x3  x2  x1

Tenure

**Freehold**

### Property features

- ✓ THREE BEDROOM SEMI-DETACHED
- ✓ SPACIOUS LOUNGE / DINER
- ✓ MODERN FITTED KITCHEN
- ✓ TWO BATHROOMS / GROUND FLOOR CLOAK
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

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

## Description

Pattinson Estate Agents are thrilled to present to the market this splendid three-bedroom, semi-detached property located in the charming and serene community of The Maples, Hebburn. This residential sale offering presents an exceptional opportunity for those seeking a home defined by comfort coupled with modern living standards.

Step into this warm, inviting home that boasts a spacious lounge/diner area, apt for entertaining guests. The modern fitted kitchen brings together style and functionality, finished with sleek fittings and ideal for those who relish a quality culinary experience.

The property features three well-proportioned bedrooms, each exuding a cosy atmosphere for tranquility and relaxation, making it perfect for a growing family or professionals alike. Accompanied by two tastefully designed bathrooms.

This semi-detached style provides a sense of independence while being part of the warm Hebburn community. Conveniently located, this property is a hidden gem presenting a perfect blend of suburban tranquillity and easy access to local amenities.

Contact us today to arrange a viewing and immerse yourself in the charm and comfort this home has to offer. Make the most of this incredible opportunity and make this house your home.

Contact Pattinson Estate Agents Jarrow today: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: C

Tenure: Freehold

Price: offers in Excess of £210,000

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private lawned garden, paved path leading to entrance, driveway for numerous vehicles leading to detached Garage, gated access to rear garden;



## Entrance/Hallway

3.93m x 2.04m (12'10" x 6'8")

Composite part glazed door leading to entrance, stairs to first floor, gas central heating radiator, built in storage, doors to;



## Ground Floor Cloak

1.50m x 0.98m (4'11" x 3'2")

Double glazed window to front aspect, pedestal wash hand basin, w/c, gas central heating radiator, extractor, vinyl flooring;



## Kitchen

3.69m x 2.45m (12'1" x 8'0")

A range of wall and base units with contrasting work surfaces with uprights, stainless steel sink with mixer tap over, integrated electric oven, gas hob with extractor over, integrated dishwasher, space for fridge freezer, Worcester combi boiler, gas central heating radiator, vinyl flooring, double glazed window to front aspect;



## Kitchen.



## Lounge / Diner

4.65m x 4.58m (15'3" x 15'0")

French doors leading to well maintenance lawned garden complemented by double glazed windows, gas central heating radiator, built in storage;



## Lounge.



## Lounge..



## First Floor Landing

3.22m x 1.91m (10'6" x 6'3")

Loft access, gas central heating radiator, built in storage, doors to;



## Bedroom One

4.18m x 2.59m (13'8" x 8'5")

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



## En-suite

1.32m x 2.57m (4'3" x 8'5")

A suite comprising; shower cubicle with electric shower over, pedestal wash hand basin, w/c, shaving point, gas central heating radiator, vinyl flooring;



## En-suite.



## Bedroom Two

3.12m x 2.57m (10'2" x 8'5")

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



## Bedroom Two.



## Bedroom Three

2.96m x 1.95m (9'8" x 6'4")

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



## Family Bathroom

2.41m x 1.91m (7'10" x 6'3")

A suite comprising; Bath, pedestal wash hand basin, w/c, extractor, gas central heating radiator, part tiled walls, vinyl flooring, double glazed window to front aspect;



## Family Bathroom.



## External Rear

Private enclosed lawned garden, paved patio leading from Lounge / diner, external lighting, gated access leading to Driveway and Garage;



## External Rear.

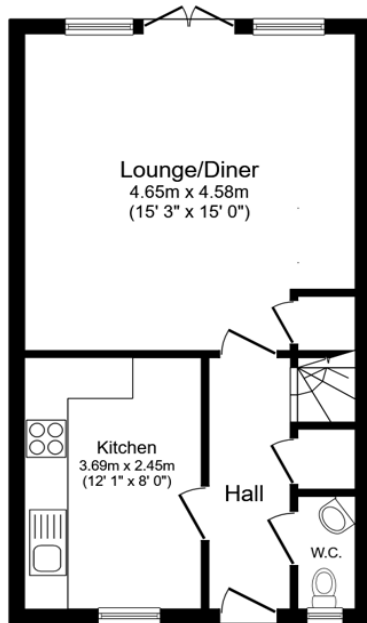


## Garage

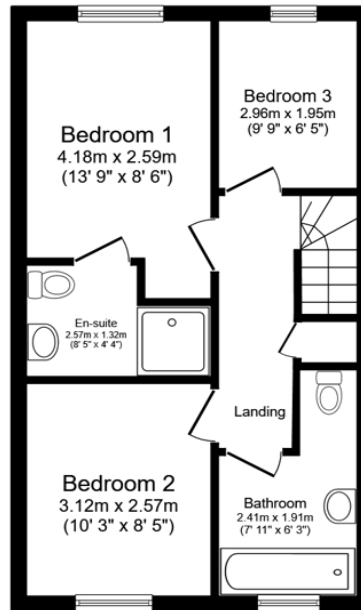
5.27m x 2.98m (17'3" x 9'9")

Up & Over garage door, lighting & power source;





**Ground Floor**  
Floor area 38.7 sq.m. (416 sq.ft.)



**First Floor**  
Floor area 38.6 sq.m. (416 sq.ft.)

**Total floor area: 77.3 sq.m. (832 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>	78	82
(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	

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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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