



## 2 bed bungalow to buy in NE32

Lavender Grove, Hedworth, Jarrow, Tyne and Wear, NE32 4BH

# £190,000

 x 2  x 1  x 2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ SPACIOUS SEMI DETACHED BUNGALOW
- ✓ TWO BEDROOMS
- ✓ NEWLY INSTALLED KITCHEN / DINER (Integrated appliances)
- ✓ CONTEMPORARY FAMILY
- ✓ EPC Rating C

## Key Information

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

## Description

Pattinson Estate Agents warmly welcome to the market this immaculately presented, impressive Two Bedroom Semi Detached Bungalow situated in the desirable area of Hedworth, Jarrow. This spacious, semi-detached property has been meticulously maintained and boasts a wealth of features that make it perfect for those looking for their next home.

As you enter the home, you are greeted by a welcoming reception area, perfect for entertaining guests or spending time as a family. Following on, the property features a spacious conservatory or indeed a second comfortable reception room, allowing ample living space suitable for modern living.

The heart of the home is undoubtedly the newly installed kitchen/diner area. This slick design offers integrated appliances and plenty of workspace for any aspiring chef. The dining area within provides the perfect spot for eating with family and friends or merely unwinding after the day.

The property hosts two well-proportioned bedrooms, each beautifully presented and offering a serene retreat from the hustle and bustle of daily life complemented by the exquisite modern, well-fitted bathroom. The Loft is part boarded with lighting.

This exceptional Semi Detached Bungalow, located in popular Hedworth, Jarrow, is ideally positioned for local amenities and excellent transport links, making it convenient for both work and leisure travel.

This property is on the market for a residential sale and is guaranteed not to stay on the market for long, given the unique combination of location, modern interiors and overall charm. Don't miss the opportunity to own this one-of-a-kind bungalow, viewing is highly recommended.

Contact Pattinson 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 region of £190,000

Property Type: Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Large private well maintained garden, established borders, double width driveway, external water source, block paved path leading to entrance and side aspects, gated access to rear garden;



## Entrance/Hallway

3.76m x 1.26m (12'4" x 4'1")

Composite part glazed door leading to entrance, gas central heating radiator, built in storage, laminate flooring, loft access;



## Lounge

3.77m x 3.26m (12'4" x 10'8")

Gas central heating radiator, laminate flooring, french doors leading to large conservatory;



## Kitchen / Diner

2.37m x 3.79m (7'9" x 12'5")

A range of wall & base units with contrasting work surfaces with uprights, stainless steel sink with mixer tap over, AEG integrated electric oven, electric hob with extractor over, integrated fridge freezer, ceramic tiled flooring, combi boiler, gas central heating radiator, double glazed window to front aspect;



## Kitchen / Diner.



## Conservatory

3.98m x 4.81m (13'0" x 15'9")

Double glazed windows complemented by french doors leading to rear garden, gas central heating radiator, oak flooring;



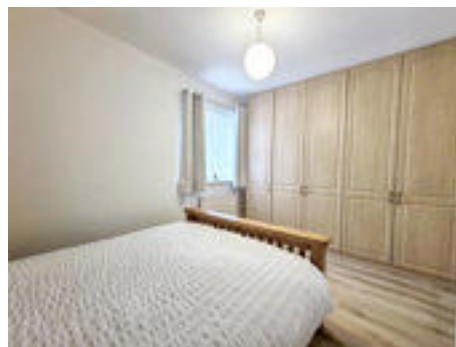
## Bedroom One

2.85m x 3.96m (9'4" x 12'11")

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



## Bedroom One.



## Bedroom Two

3.32m x 2.07m (10'10" x 6'9")

Double glazed window to front aspect, gas central heating radiator, built in wardrobes with vanity, laminate flooring, loft access;



## Bedroom Two.



## Family Bathroom

1.90m x 2.14m (6'2" x 7'0")

A suite comprising; Double walk-in shower with mains shower over, vanity wash hand basin, w.c, part tiled walls, gas central heating radiator, extractor, ceramic tiled flooring, extractor, recess lighting, double glazed window to side aspect;



## External Rear

Private enclosed block paved garden, external power, shed, gated access to front aspect;



## External Rear.

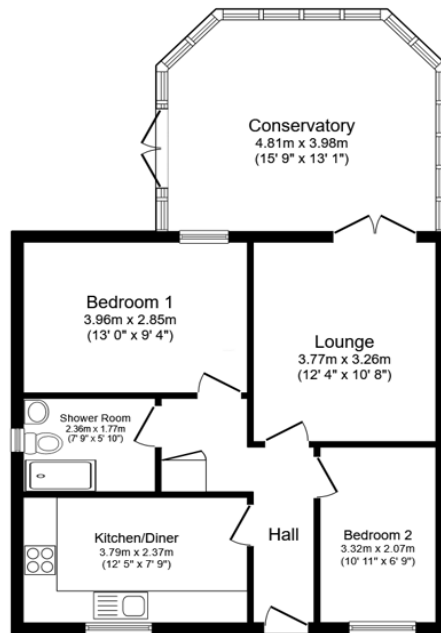


## External Side



## External Front.






**Floor Plan**

Floor area 72.1 sq.m. (777 sq.ft.)

Total floor area: 72.1 sq.m. (777 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>		91
(69-80) <b>C</b>	75	
(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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