



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

Aberdeen Drive, Jarrow, Tyne and Wear, NE32 4AY

# £124,995

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ SPACIOUS TWO BEDROOM SEMI DETACHED
- ✓ BRIGHT & AIRY LOUNGE
- ✓ OPEN PLAN KITCHEN / DINER
- ✓ PRIVATE FRONT & LARGE REAR GARDEN
- ✓ EPC Rating C

## Key Information

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

## Description

Pattinson Estate Agents are delighted to present for sale, this spacious two-bedroom semi-detached house, located in the popular residential area of Jarrow. This property exudes style moreover has the potential to upscale from numerous aspects.

Upon entry, you are greeted with a bright and airy hallway which leads to the lounge. The sheer amount of natural light penetrating through the windows creates a warm and welcoming atmosphere, making it the perfect place to relax or entertain guests. The lounge impeccably merges into an exceptionally proportioned open plan kitchen/diner. This space is complete with contemporary fitted units and ample surface area, ensuring convenience and practicality for every culinary venture.

The property boasts two generous proportioned bedrooms, both well-appointed and filled with an abundance of light, emanating a tranquil ambience. The fully fitted bathroom suite and cloak completes the upstairs accommodation, showcasing sleek design elements and modern fixtures. Externally to the rear lies a well maintained large lawned garden perfect for those keen gardens and family alike, whilst to the front lies off street parking for numerous vehicles.

This beautiful semi-detached house speaks volumes of its timeless design, brilliantly combining classic and modern aspects to create an unforgettable living experience. Ideally located for an array of schools, walking distance to local amenities and excellent transport links.

Properties in this location are highly sought after especially with the potential to upscale!!!!

Early viewings are highly recommended to appreciate what this extraordinary property has to offer. Book your viewing with Pattinson Estate Agents JARROW today!

Call: 0191 489 7431 or email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: offers in region of £124,995

Property Type: Semi-detached 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 walled garden, double gates leading to double block paved driveway;



## Entrance/Hallway

3.56m x 1.83m (11'8" x 6'0")

Upvc part glazed door leading to entrance, stairs to first floor, built in storage, gas central heating radiator, double glazed window to side aspect;



## Lounge

4.07m x 3.86m (13'4" x 12'7")

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



## Kitchen / Diner

3.13m x 5.90m (10'3" x 19'4")

A range of wall, base and display units with contrasting work surfaces, composite sink with mixer tap over, tiled splashbacks, plumbing for gas appliance, space for fridge freezer, plumbing for washing machine, walk in pantry, gas central heating radiator, double glazed windows to rear aspect, Upvc part glazed door leading to Outhouse;



## Kitchen / Diner.



## Out-House

6.04m x 0.90m (19'9" x 2'11")

Generous proportioned storage areas, Upvc part glazed doors leading to front and rear aspects;



## First Floor Landing

4.28m x 1.87m (14'0" x 6'1")

Double glazed window to side aspect, built in storage (Combi Boiler), loft access;



## Bedroom One

3.57m x 3.86m (11'8" x 12'7")

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



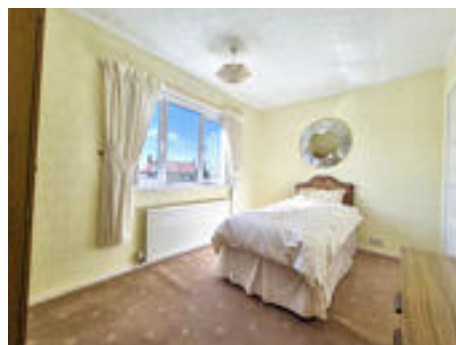
## Bedroom One.



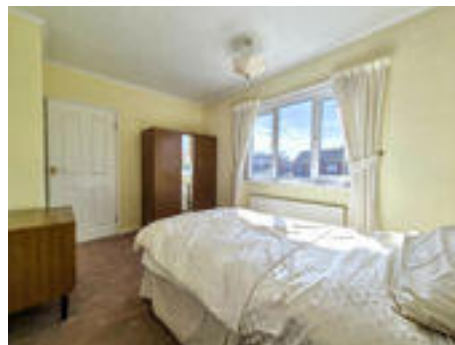
## Bedroom Two

2.64m x 3.86m (8'7" x 12'7")

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



## Bedroom Two.



## Family Bathroom

*1.49m x 1.87m (4'10" x 6'1")*

A suite comprising; Bath with electric shower over, pedestal wash hand basin, tiled walls, vinyl flooring, gas central heating chrome towel radiator, double glazed window to side aspect;



## Cloak

*0.90m x 1.81m (2'11" x 5'11")*

W.c, tiled walls, vinyl flooring, double glazed window to front aspect;



## External Front.



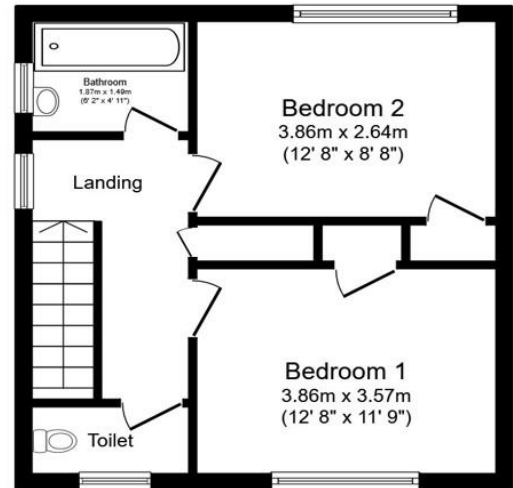
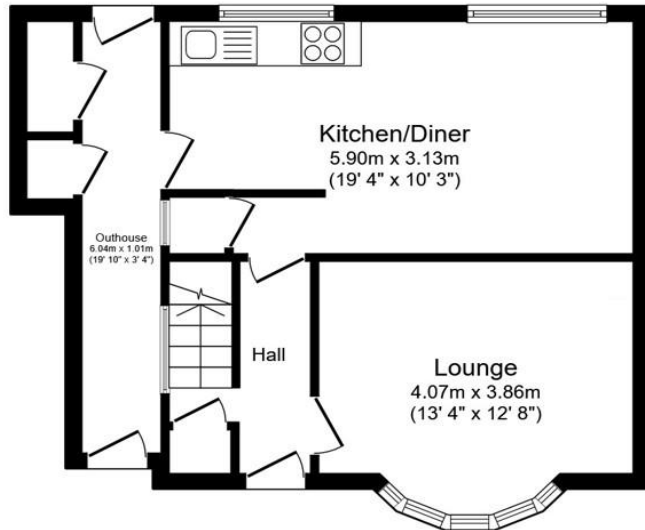
## External Rear

Large private enclosed lawned garden, patio to rear, external water source;



## External Rear.





Total floor area: 75.0 sq.m. (807 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>	69	76
(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	

Aberdeen Drive, Jarrow, Tyne and Wear, NE32 4AY

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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