



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

Field Terrace, Jarrow, Tyne and Wear, NE32 5PP

**£135,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ THREE BEDROOM SEMI-DETACHED
- ✓ TWO RECEPTION ROOMS
- ✓ POPULAR LOCATION
- ✓ SPACIOUS ROOMS THROUGHOUT
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents welcome to the market this Three Bedroom Semi-Detached located on the popular Field Terrace, Jarrow.

Rare to the market, this attractive family home is spacious throughout with a bright & airy Entrance/Hall leading to the Lounge, Dining Room and Kitchen which overlooks the rear garden. To the first floor are two double bedrooms, a third bedroom, the family bathroom and separate W/C. Externally there are private mature lawned front, rear and side gardens.

Situated on the popular Field Terrace, the property is ideally located for local schools & amenities with Jarrow Viking Shopping Centre just a short journey away along with public transport direct to Newcastle City Centre, South Shields and connections to Sunderland City Centre. Excellent road links give easy access to the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance/Hall, Lounge, Dining Room & Kitchen and to the first floor lies three bedrooms, the family bathroom and cloak. Externally to the rear is a private enclosed garden with lawn and to the front a private walled garden with lawn and pathway leading to the entrance.

Call Pattinson Jarrow on 0191 4897431 or email [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External Front

Private enclosed walled Garden with block paved pathway leading to Entrance, decorative borders, gated access to rear aspect;



## Entrance/Hallway

4.81m x 2.00m (15'9" x 6'6")

Part glazed wooden door leading to Entrance, stairs to first floor, gas central heating radiator, built in storage, double glazed window to front aspect, doors to;



## Lounge

4.06m x 3.93m (13'3" x 12'10")

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



## Dining Room

4.21m x 3.76m (13'9" x 12'4")

Double glazed bay window to rear aspect, electric fire with feature surround, gas central heating radiator, built in storage with combi boiler;



## Kitchen

4.60m x 2.16m (15'1" x 7'1")

A range of wall and base units with contrasting work surfaces, composite sink with mixer tap over, electric oven, electric hob with extractor over, tiled splashbacks, recess lighting, plumbing for washing machine, space for fridge freezer, space for tumble dryer, gas central heating radiator, double glazed window to rear aspect, UPVC part glazed door to Garden;



## First Floor Landing

2.23m x 2.92m (7'3" x 9'6")

Double glazed window to side aspect, built in storage;



## Bedroom One

3.61m x 3.10m (11'10" x 10'2")

Double glazed window to front aspect, gas central heating radiator, built in wardrobes, electric fire with feature surround;



## Bedroom Two

3.48m x 3.27m (11'5" x 10'8")

Double glazed window to rear aspect, gas central heating radiator, built in wardrobes, fireplace with feature surround;



## Bedroom Three

2.66m x 2.37m (8'8" x 7'9")

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



## Cloak

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



## Family Bathroom

2.32m x 1.44m (7'7" x 4'8")

A white suite consisting of bath with electric shower over, pedestal wash hand basin, tiled flooring, feature tiled walls, chrome towel gas central heating radiator, loft access, double glazed window to side aspect;



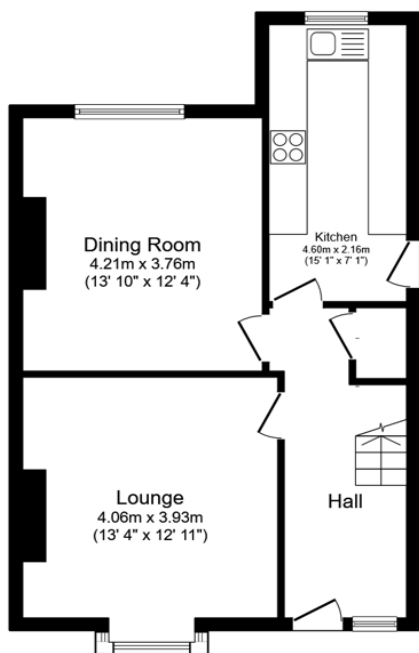
## External Rear

Private enclosed garden with lawn, patio and decorative flowerbeds;



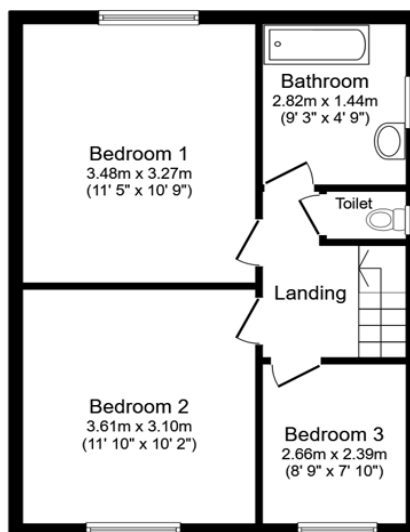
## External Front (Additional)





### Ground Floor

Floor area 53.9 sq.m. (580 sq.ft.)



### First Floor

Floor area 50.0 sq.m. (538 sq.ft.)

**TOTAL: 103.9 sq.m. (1,119 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>			82
(69-80) <b>C</b>		71	
(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	

Field Terrace, Jarrow, Tyne and Wear, NE32 5PP

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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