



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

Ravensworth Terrace, Jarrow, Jarrow, Tyne and Wear, NE32 5EF

**£180,000** offers over

 x 3  x 2  x 1

Tenure

**Freehold**

### Property features

- ✓ THREE BEDROOM SEMI-DETACHED
- ✓ OPEN PLAN LOUNGE / DINING
- ✓ MODERN FITTED KITCHEN
- ✓ TWO MODERN FAMILY
- ✓ EPC Rating D

Off Street parking

## 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 well presented three bedroom semi detached family home situated on the ever popular Ravensworth Terrace, Primrose, Jarrow.

Recently renovated by the current owner, this property has been tastefully redesigned to create a versatile, spacious open plan living area, flooded with natural light. The Lounge / Dining Room has dual aspect Window and Sliding Patio Doors to the rear Garden and leads into a Modern fitted Kitchen with ample cupboard space and work surfaces, showcased by subtle recessed lighting. In addition, on the Ground Floor is a modern Shower Room, with Waterfall Shower. To the Upper floor, the property offers Three Bedrooms and a modern Family Bathroom. Externally to the front, the block paved Driveway provides off street parking and to the rear, the lawned garden offers a delightful outdoor space to relax and for children to play, whilst the Summer House offers further scope to enjoy the Garden or indeed, to create a Home Office.

Ideally located for an array of schools, walking distance to local amenities including Viking Shopping Centre and Monkton Dene Park. Excellent Bus and Metro links from Jarrow Interchange for onward journeys to Newcastle City Centre, South Shields and connections to Sunderland City Centre. Road links to A1, A19 to the South and Tyne Tunnel to much of the North East.

Briefly comprising of; Entrance/Hallway, Lounge /Dining Room, Kitchen, Shower Room. To the first floor lies the Master Bedroom and Two further Bedrooms and the Family Bathroom. Externally to the front there is a Private Block Paved Garden and Driveway and to the rear a further Private enclosed Garden , part paved and set to Lawn, Summer House.

Properties in this area are extremely popular and an early viewing is strong recommended.

To arrange a viewing please call PATTINSON JARROW: 0191 489 7431 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: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private block paved double driveway leading to entrance and side aspect (Image to follow);

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## Entrance/Hallway

Composite part glazed door leading to entrance, stairs with mode lighting leading to first floor, built in storage, gas central heating radiator, recess lighting, laminate flooring, doors to;



## Ground floor Shower Room

Walk in shower with mains waterfall shower over, vanity wash hand basin, w/c, extractor, recess lighting, double glazed window to side aspect;



## Ground floor Shower Room.



## Open Plan Lounge / Dining room

5.13m x 3.23m (16'9" x 10'7")

Double glazed bay window to front aspect, sliding patio doors to rear aspect, gas central heating radiator, laminate flooring, wall lighting, recess lighting, opening to Kitchen;

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## Open Plan Lounge / Dining room.



## Open Plan Lounge / Dining room..



## Kitchen

5.82m x 3.25m (19'1" x 10'7")

A range of wall and base units complemented by breakfast bar, hide & slide internal features, contrasting work surfaces, composite sink with mixer tap over, integrated electric oven, gas hob with extractor over, space for fridge freezer, plumbing for washing machine, recess plinth lighting, recess lighting, porcelain tiled flooring, double glazed window to side aspect, Upvc part glazed door leading to side aspect;



## Kitchen.



## First Floor Landing

Double glazed window to side aspect, gas central heating radiator, loft access, recess lighting, doors to;



## Bedroom One

3.58m x 2.74m (11'8" x 8'11")

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

## Bedroom Two

2.64m x 3.40m (8'7" x 11'1")

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

## Bedroom Three

2.62m x 2.77m (8'7" x 9'1")

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



## Family Bathroom

2.77m x 1.83m (9'1" x 6'0")

A white suite comprising; Bath with mains shower over, wall mounted vanity wash hand basin, enclosed cistern w/c, feature tiled wall and flooring, extractor recess lighting, under floor heating, double glazed window to side aspect;



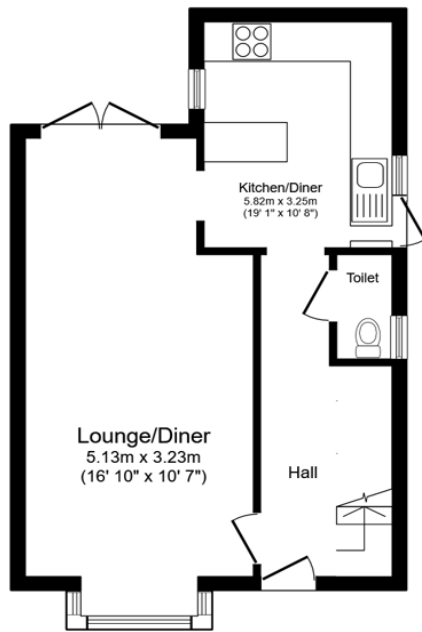
## External Rear

Large private enclosed lawned garden, block paved patio leading from Dining Room, external water source, external lighting, block path leading to front aspect;

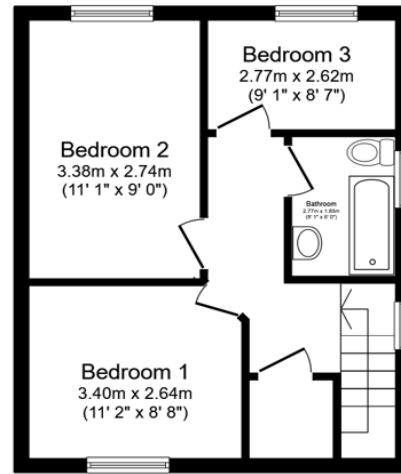


## Large Summer House / Office

Triple aspect double glazed windows, french doors, fully insulated walls and ceiling, recess lighting, separate power supply;



**Ground Floor**  
 Floor area 41.1 sq.m. (442 sq.ft.)



**First Floor**  
 Floor area 35.3 sq.m. (380 sq.ft.)

Total floor area: 76.4 sq.m. (822 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
(55-68) <b>D</b>	66	
(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:

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

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