



### 3 bed terraced house to buy in

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

# £249,950

🏠 x 3 🚗 x 2 🚲 x 2

Tenure

**Freehold**

Garage parking

### Property features

- ✓ VICTORIAN THREE BEDROOM END OF TERRACE
- ✓ TWO BRIGHT AND AIRY RECEPTION ROOMS
- ✓ LARGE OPEN PLAN KITCHEN /
- ✓ MODERN FITTED KITCHEN (Integrated Appliances)
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to present this immaculate Victorian-era, three-bedroom end of terrace house, situated in the ever popular Field Terrace, Jarrow.

This wonderful period property retains a wealth of charm, character and an abundance of original features, offering two bright and airy receptions rooms which showcase a stunning blend of Victorian charm paired with modern living sure to impress anyone with an appreciation for fine architecture.

At the heart of this home is the generously proportioned open plan kitchen/diner, which is both practical and stylish. Furnished with high-end integrated appliances, this modern kitchen offers ample cupboard space and work surfaces, which will certainly entice the cooking enthusiasts among us, whilst also providing dining space for the family to enjoy a meal together around the table or to entertain guests in a versatile and relaxing living space.

Boasting three well-sized, beautifully presented bedrooms, this home is ideal for both families and couples alike. Each bedroom is warm and inviting, providing the perfect sanctuary for restful relaxation.

In addition, the presence of two modern, easily maintained bathrooms ensures enough space and convenience for all the family. The main bathroom is designed with a nod to the property's Victorian heritage yet fitted out with modern conveniences for the most optimal living experience.

Outside you'll find a private, easy-to-maintain garden, perfect for outdoor entertaining and summer evenings. Located in the leafy, family-friendly surroundings of Jarrow, this property is within easy reach of local shops, schools, and amenities, making it the perfect setting for those seeking a balance between city convenience and suburban tranquillity.

If you're searching for a property with character and elegance, in a prime location, then book your viewing today. This Victorian three-bedroom, end of terrace house promises a superior living experience that is second to none.

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

Council Tax Band: B

Tenure: Freehold

Price: offers in region of £249,950

Property Type: Terraced House

Parking: Garage

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

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## External Front

Private walled garden complemented by an array of established shrubs;



## Entrance/Hallway

1.55m x 1.34m (5'1" x 4'4")

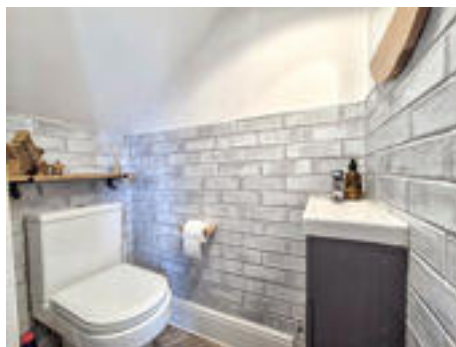
Composite door leading to entrance, tiled flooring;



## Ground Floor Cloak

1.43m x 0.89m (4'8" x 2'11")

Vanity wash hand basin, w.c, part tiled walls, vinyl flooring;



## Hallway

7.24m x 1.95m (23'9" x 6'4")

Stairs to first floor, gas central heating radiator, oak flooring;



## Hallway.



## Lounge

5.09m x 4.32m (16'8" x 14'2")

Dual aspect double glazed window with double glazed bay window to front aspect, gas fire with feature oak surround and marble hearth, gas central heating radiator, oak flooring;



## Lounge.



## Dining Room

5.20m x 3.70m (17'0" x 12'1")

Dual aspect double glazed windows, open fire cast iron fire complemented by period fire surround, gas central heating radiator, oak flooring;



## Dining Room.



## Kitchen / Diner

6.42m x 3.12m (21'0" x 10'2")

A range of wall and base units with hide and slide internal features complemented by contrasting work surfaces and pantry, inset stainless steel sink with mixer tap over, integrated double electric oven, gas hob, integrated fridge freezer, integrated dishwasher, integrated washer/dryer, gas central heating radiator, LVT flooring, recess lighting, double glazed window to side aspect, Velux skylight, Upvc glazed door leading to rear Courtyard;



## Kitchen / Diner.



## Kitchen / Diner..



## First Floor Landing

6.52m x 3.08m (21'4" x 10'1")

Double glazed window to side aspect, built in storage, loft access;



## First Floor Landing.



## Bedroom One

4.11m x 3.78m (13'5" x 12'4")

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



## Bedroom One.



## Bedroom Two

4.16m x 3.78m (13'7" x 12'4")

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



## Bedroom Two.



## Bedroom Three

3.07m x 1.93m (10'0" x 6'3")

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



## Family Bathroom

2.69m x 3.05m (8'9" x 10'0")

A modern four piece family bathroom comprising: Free standing bath with claw feet, shower cubicle with waterfall shower over, vanity wash hand basin, w.c, part tiled walls, recess lighting, gas central heating radiator, double glazed windows to rear aspect;



## Family Bathroom.



## External Rear

Private enclosed walled garden, gated access to side road, external lighting & water source;



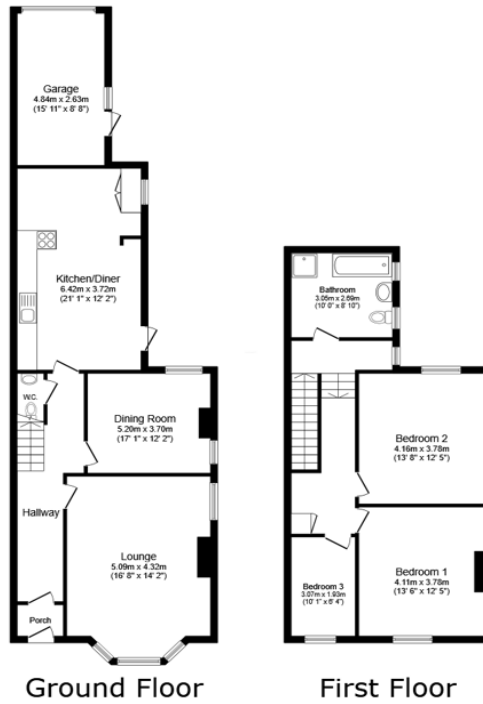
## Garage

4.84m x 2.63m (15'10" x 8'7")

Up & Over garage, single glazed window to side aspect, door leading to court yard;

## External Rear.





Total floor area: 147.7 sq.m. (1,590 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>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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, Jarrow, Tyne and Wear, NE32 5PH

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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