



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

Eskdale Drive, Jarrow, Tyne and Wear, NE32 4AA

**£250,000** offers over

 x3  x2  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ THREE BEDROOM SEMI DETACHED FAMILY HOME
- ✓ SPACIOUS BRIGHT LOUNGE
- ✓ OPEN PLAN KITCHEN / DINER
- ✓ MODERN FITTED KITCHEN / SEPARATE UTILITY
- ✓ EPC Rating B

## Key Information

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

## Description

Pattinson Estate Agents are delighted to welcome to the market this STUNNING Three Bedroom Semi Detached Family Home located on Eskdale Drive, Jarrow.

A property which is sure to impress, this Family Home has been tastefully designed with many upgraded features throughout. On entrance, a bright Entrance/Hallway leads to the Lounge & a large Kitchen/Diner overlooking the rear Garden through French Doors. On the first floor are three generously proportioned bedrooms including a Master Bedroom with a exquisite En-Suite and the Family Bathroom.

A superb property for hosting, the landscaped rear Garden has been thoughtfully designed and includes two patio areas, lawned garden leading to Summer House / work space, TV and seating area perfect for hosting!!

The property is ideally located for local schools and amenities with Jarrow Viking Centre just a short drive away. Fellgate/Brockley Whins Metro are both nearby for direct travel to Sunderland City Centre, Newcastle City Centre with connections to South Shields and the coast. Excellent road links make travel easy via the A1, A19 and Tyne Tunnel to much more of the North East.

Briefly comprises; Entrance/Hall, Lounge, Kitchen/Diner, Utility, Cloak. To the first floor lies the Master Bedroom w/ En-Suite, Bedroom Two, Bedroom Three and the Family Bathroom. Externally to rear is a private enclosed Garden with patio's and Summer House and to the front a private Garden with Double Driveway.

Properties of this specification are very popular and an early viewing is recommended!

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

Council Tax Band: C

Tenure: Freehold

Price: offers over £250,000

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

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Lawned garden to front complemented by double block paved driveway, gated access to rear garden;



## Entrance/Hallway

1.81m x 1.48m (5'11" x 4'10")

Composite part glazed door leading to entrance, stairs to first floor, porcelain tiled flooring, doors to;



## Cloak

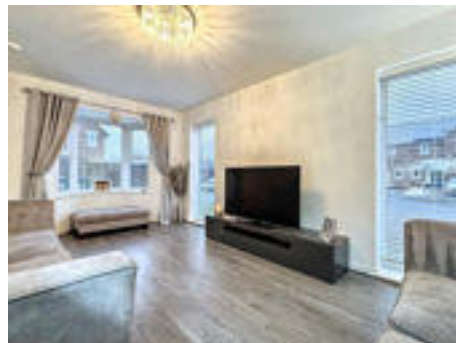
1.73m x 1.09m (5'8" x 3'6")

W.c, pedestal hand wash basin, chrome gas central heating radiator, extractor, feature half tiled walls, porcelain tiled flooring;

## Lounge

5.78m x 3.30m (18'11" x 10'9")

Dual aspect double glazed windows complemented by double glazed bay window to front aspect, gas central heating radiator, laminate flooring;



## Spacious Kitchen / Diner

5.78m x 3.30m (18'11" x 10'9")

An upgraded range of two tone matt finish wall & base units with contrasting work surfaces and uprights, 1.5 stainless steel sink with mixer tap over, integrated electric oven, electric hob with extractor over, integrated double wine cooler, space for fridge freezer, gas central heating radiator, combi boiler, porcelain tiled flooring, double glazed window to rear aspect complemented by double glazed bay window to front aspect, french doors leading to rear garden



## Utility

1.81m x 1.48m (5'11" x 4'10")

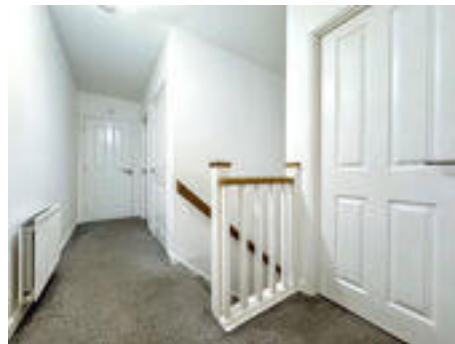
A range of base units with contrasting work surfaces, stainless steel sink with mixer tap over, plumbing for washing machine, space for tumble dryer, extractor, porcelain tiled flooring;



## First Floor Landing

4.38m x 1.02m (14'4" x 3'4")

Loft access, gas central heating radiator, built in storage, doors to;



## Bedroom One

3.87m x 3.15m (12'8" x 10'4")

Dual aspect double glazed windows, gas central heating radiator, door to;



## En-suite

2.84m x 1.53m (9'3" x 5'0")

A suite comprising; Shower cubicle with mains shower over, vanity wash hand basin, w.c, gas central heating chrome towel radiator, shaving point, feature tiled walls, porcelain tiled flooring, extractor, recess lighting, double glazed window to front aspect;



## Bedroom Two

3.98m x 3.14m (13'0" x 10'3")

Dual aspect double glazed windows, gas central heating radiator, tv point, built in sliding wardrobes;



## Bedroom Three

2.20m x 2.19m (7'2" x 7'2")

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



## Family Bathroom

1.98m x 1.91m (6'5" x 6'3")

A suite comprising; Bath with mains shower over, pedestal ash hand basin, w.c, gas central chrome towel radiator, shaving point, part tiled walls, tiled flooring, extractor, double glazed window to rear aspect;



## External Rear

South Facing private enclosed lawned garden, paved patio leading form french doors complemented by large composite decked area, decorative stone borders, external water source, external lighting, gated access to front aspect;

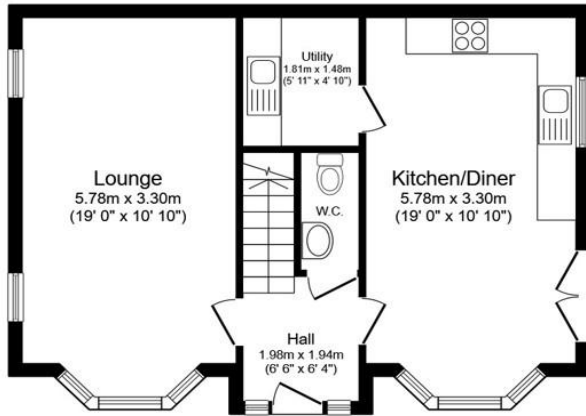


## Summer House / work space

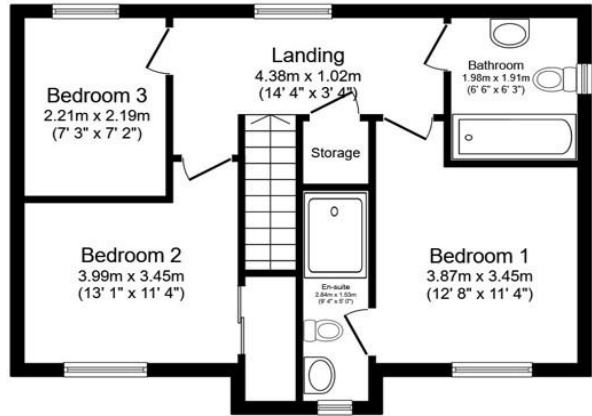
5.07m x 3.07m (16'7" x 10'0")

Fully Insulated Summer House comprising, French doors, Double glazed windows, independent power source, recess lighting, tv point, external recess lighting, laminate flooring;





**Ground Floor**  
Floor area 52.0 sq.m. (560 sq.ft.)



**First Floor**  
Floor area 50.3 sq.m. (541 sq.ft.)

Total floor area: 102.3 sq.m. (1,101 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>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(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

Eskdale Drive, Jarrow, Tyne and Wear, NE32 4AA

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

