



## 2 bed semi-detached house to buy in NE31

Chaffinch Drive, Hebburn, Tyne and Wear, NE31 1BF

# £185,000

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ SPACIOUS SEMI-DETACHED
- ✓ MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- ✓ GROUND FLOOR CLOAK
- ✓ DRIVEWAY WITH E.V CAR CHARGING PORT
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ 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 Two Bedroom Semi-Detached property located on the popular Chaffinch Drive, Hebburn.

Wonderfully presented throughout, this property is sure to appeal to first time buyers & families alike! On entrance, you are greeted with a cosy lounge which leads through to a bright & modern kitchen/diner featuring a range of modern fittings and overlooking the private rear garden through French doors - perfect for entertaining guests!

The property is ideally located for local amenities with Hebburn Shopping Centre nearby along with Hebburn Metro Station for direct travel to Newcastle City Centre, South Shields and connections to Sunderland City Centre. Local road links give easy access to the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance, Cloak, Lounge, Kitchen/Diner & to the first floor lies Two Bedrooms and the Bathroom. Externally to the front is a private Garden with block paved driveway leading to the entrance and to the rear a private enclosed Garden with porcelain patio & lawn.

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

Council Tax Band: B

Tenure: Freehold

Price: £185,000

Property Type: Semi-detached house

Parking: Driveway, EV Charging

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

Block paved driveway leading to Entrance, E.V car charging port;



## Entrance

1.19m x 1.25m (3'10" x 4'1")

Composite part glazed door leading to entrance, gas central heating radiator, LVT flooring;

## Cloak

1.35m x 1.21m (4'5" x 3'11")

W/C, pedestal wash hand basin, gas central heating radiator, LVT flooring, double glazed window to side aspect;



## Lounge

3.85m x 3.31m (12'7" x 10'10")

Double glazed window to front aspect, stairs to first floor, gas central heating radiator, LVT flooring, part pannelled walls;



## Kitchen/Diner

4.24m x 2.45m (13'10" x 8'0")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, integrated electric oven, electric hob with extractor over, integrated fridge freezer, plumbing for washing machine, gas central heating radiator, double glazed window to rear aspect, LVT flooring, French doors leading to garden;



## First Floor Landing

2.18m x 1.46m (7'1" x 4'9")

Double glazed window to side aspect, loft access, part pannelled walls;



## Bedroom One

4.25m x 3.10m (13'11" x 10'2")

Double glazed window to rear aspect, gas central heating radiator, built in storage, built in sliding wardrobe, part pannelled walls;



## Bedroom Two

3.46m x 1.86m (11'4" x 6'1")

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



## Bathroom

2.17m x 1.77m (7'1" x 5'9")

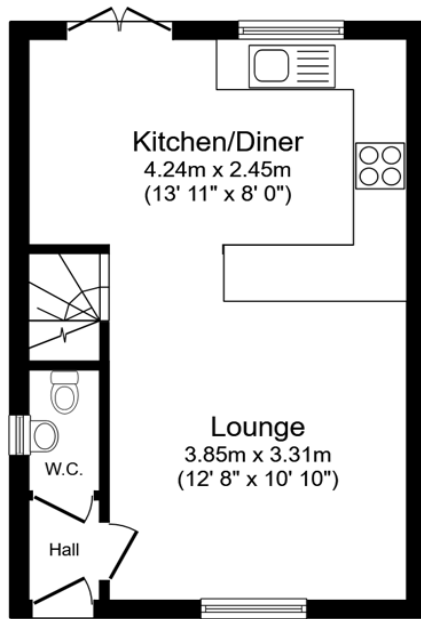
A white suite consisting of bath with mains shower over, pedestal wash hand basin, W/C, tiled flooring, feature tiled walls, extractor, towel gas central heating radiator, double glazed window to rear aspect;



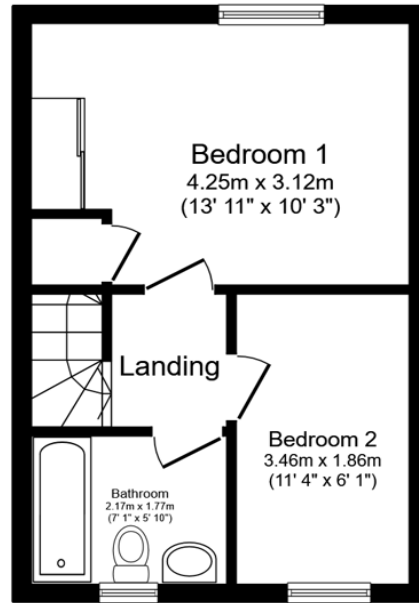
## External Rear

Private enclosed garden with lawn, porcelain paved patio, external water source;





**Ground Floor**  
Floor area 28.4 sq.m. (306 sq.ft.)



**First Floor**  
Floor area 28.4 sq.m. (306 sq.ft.)

Total floor area: 56.8 sq.m. (611 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>		97
(81-91) <b>B</b>	83	
(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

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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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