



### 3 bed end of terrace house to buy in NE32

Croft Terrace, Jarrow, Tyne and Wear,  
NE32 5XH

# £189,995

🏠 x3 🚿 x2 🚿 x2

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ VICTORIAN THREE BEDROOM END OF TERRACE
- ✓ PLETHORA OF ORIGINAL
- ✓ TWO SPACIOUS RECEPTION
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ 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 warmly welcome to the market this well presented Three Bedroom End of Terrace property located on the popular Croft Terrace, Jarrow.

This substantial Victorian property is a credit to the current owners, tastefully decorated, retaining many period features including ornate cornices. Beginning with the grandeur of the elegant Hallway, this delightful family home offers spacious living throughout. Natural light floods into the Lounge from the large Bay Window and a comfortable and homely ambience is created from the Feature fireplaces in both receptions. The separate Dining Room provides a opportunity for family meals and entertaining guests whilst the addition of the large modern fitted Kitchen with integrated appliances, an abundance of cupboard space and work surfaces, will delight those who love to cook! Externally to the rear, a large private yard provides sought after outside space and off street parking.

Conveniently located in Jarrow, this property offers easy access to local amenities, schools and transport links. It brings a wonderful chance to own a spacious family home in a desirable area. We urge interested buyers to quickly arrange a viewing to experience the potential and charm this delightful house possesses.

Briefly comprises; Entrance, Hallway, Lounge, Dining Room, Kitchen, Utility, Cloak. To the First Floor Landing, Three Bedrooms and Newly Installed Family Bathroom. Externally to the front is a Garden and to the rear.

Properties in this area are extremely 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: B

Tenure: Freehold

Price: £189,995

Property Type: End of terrace house

Parking: Off Street

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

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

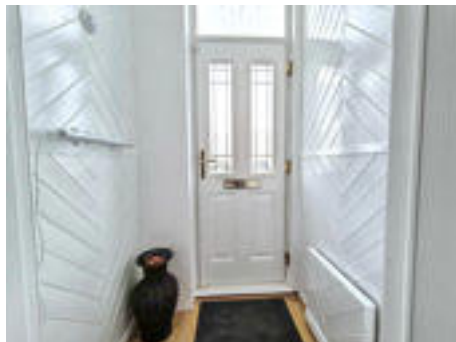
## External Front

Private walled low maintenance garden;

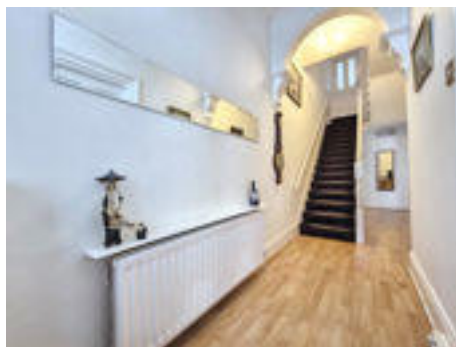


## Entrance/Hallway

Composite part glazed door leading to entrance, stairs to first floor, HIVE heating system, gas central heating radiator, built in storage, laminate flooring;



## Entrance/Hallway.



## Lounge

4.70m x 3.93m (15'5" x 12'10")

Double glazed bay window to front aspect, gas fire with feature stone fire surround, gas central heating radiator, wall mood lighting, laminate flooring;



## Lounge.



## Dining Room

4.10m x 3.37m (13'5" x 11'0")

Double glazed window to side aspect, gas fire with feature surround and marble hearth, gas central heating radiator, laminate flooring;



## Kitchen

3.97m x 2.50m (13'0" x 8'2")

A range of wall and base units with contrasting work surfaces, ceramic sink with mixer tap over, tiled splashbacks, integrated double gas oven, gas hob with extractor over, space for fridge freezer, combi boiler, gas central heating radiator, laminate flooring, double glazed side aspect;



## Kitchen.

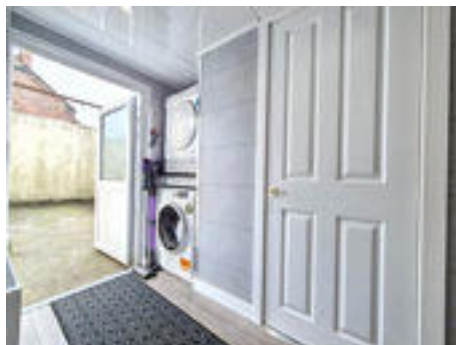


## Kitchen..



## Utility

Roll top work surface, plumbing for washing machine, space for tumble dryer, recess lighting, gas central heating radiator, laminate flooring, Upvc door leading to spacious yard;



## Ground Floor Cloak

Combination vanity wash hand basin with enclosed cistern w.c, extractor, built in storage, laminate flooring;



## First Floor Landing

Lofty access, built in storage;



## Bedroom One

3.86m x 3.13m (12'7" x 10'3")

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



## Bedroom One.



## Bedroom Two

3.91m x 3.65m (12'9" x 11'11")

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



## Bedroom Two.



## Bedroom Three

2.36m x 2.02m (7'8" x 6'7")

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



## Family Bathroom

3.94m x 2.61m (12'11" x 8'6")

A new four piece suite comprising; Free standing bath with claw feet, double walk in shower with mains shower over, combination vanity wash hand basin and enclosed cistern w.c. gas central heating radiator, built in storage, extractor, recess lighting, LVT flooring, double glazed window to side aspect;



## Family Bathroom.



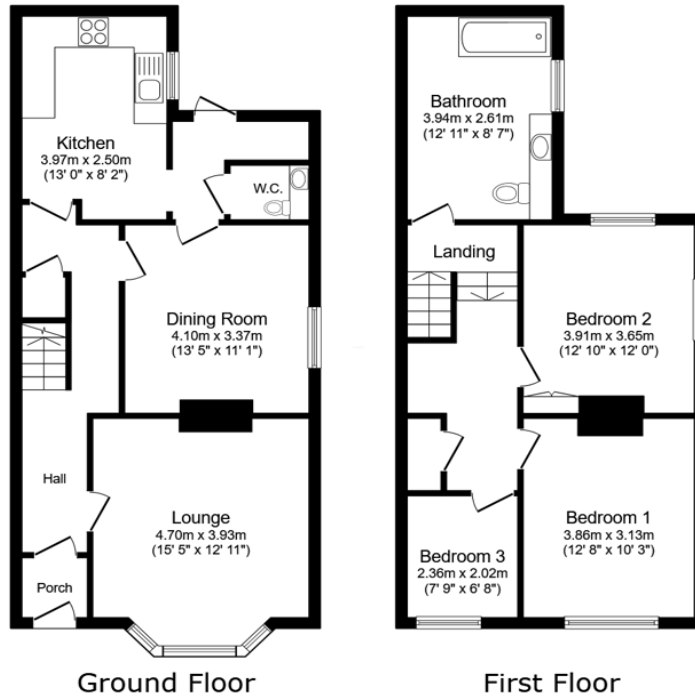
## External Rear

Private enclosed Yard complemented by remote control roller shutter garage doors providing off street parking, remote control roller pedestrian gate leading to side aspect;



## External Rear.





Total floor area: 107.6 sq.m. (1,159 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>		79
(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

Croft Terrace, Jarrow, Tyne and Wear, NE32 5XH

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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