



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

Dahlia Way, Hebburn, Tyne and Wear, NE31 2QH

**£185,000** Offers Over

 x3  x1  x2

Tenure

**Freehold**

Garage parking

### Property features

- ✓ THREE SEMI DETACHED FAMILY
- ✓ SPACIOUS OPEN PLAN LIVING
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN / DINING ROOM
- ✓ EPC Rating D

## Key Information

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

## Description

Pattinson Estate Agents warmly welcome to the market this stunning Three Bedroom Semi Detached family home located in the much sought after Dahlia Way, Hebburn.

Situated in an extremely popular residential area, with an idyllic outlook to the front, overlooking a undisturbed, pedestrianised greenbelt area, populated by peaceful willow trees, this property should not be missed!

The current owners have tastefully redesigned the interior and created a substantial open plan living space, allowing the property to flow seamlessly from the front lounge area into the hi-specification Kitchen / Dining room, with access via French Doors to the rear garden . Awash with natural light, complemented by porcelain tiled flooring, the lounge area makes for a serene space that's perfect for unwinding or entertaining alike – a bright and airy contemporary space for all to enjoy.

The first floor comprises of three generously proportioned bedrooms, each radiating welcoming vibes for a peaceful night's rest. The property benefits from a newly installed chic bathroom suite exuding calmness and style , enhanced by hi-end accessories.

Externally, the property completes the picture of an ideal family home. The large rear garden , currently set to lawn, can be tailored to the proud new homeowners' preferences, be it a space for alfresco dining, children's play area, or a vibrant patch of green to engage in gardening.

Finally, its highly sought-after Hebburn location adds to the appeal of this property, placing amenities, leisure facilities and excellent travel connectivity options right at your doorstep.

In summary, this delightful property offers a impressive but practical family home infused with potential to style it to your own taste. Be sure to book a viewing quickly as properties in this area are highly sought after.

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

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £185,000

Property Type: Semi-detached house

Parking: Garage

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

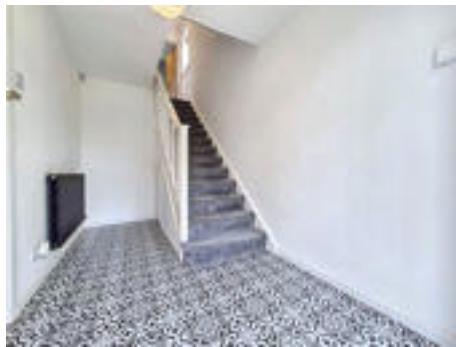
Private well maintained lawned garden, gated access to rear aspect;



## Entrance/Hallway

3.68m x 1.97m (12'0" x 6'5")

Upvc part glazed door leading to entrance complemented by double glazed window, stairs to first floor, gas central heating radiator, patterned tiled flooring, oak doors to;



## Open Plan living;

8.31m x 5.90m (27'3" x 19'4")



## Lounge

4.40m x 3.81m (14'5" x 12'6")

Double glazed bay window to front aspect, gas central heating radiator, porcelain tiled flooring;



## Lounge.



## Kitchen / Dining room

3.91m x 5.90m (12'9" x 19'4")

A range of hi-specification anthracite matt wall & base unit with contrasting work surfaces / uprights complemented by Island / Dining area and additional base units, 1.5 composite sink with mixer tap over, integrated electric oven electric hob with extractor over, integrated fridge freezer, integrated microwave, integrated washing machine, Integrated dishwasher, recess lighting complemented by pedant lighting, Hide & side cabinetry, wall unit mood lighting, gas central heating radiator, porcelain tiled flooring, double glazed window to side aspect, french doors with fitted blinds leading to well maintained large rear garden;



## Kitchen / Dining room.



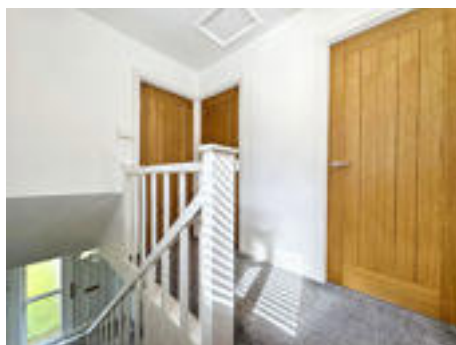
## Kitchen



## First Floor Landing

2.57m x 1.96m (8'5" x 6'5")

Double glazed window to side aspect, loft access, oak doors to;



## Bedroom One

4.61m x 3.90m (15'1" x 12'9")

Double glazed bay window to front aspect, gas central heating radiator, bespoke storage area to bay;



## Bedroom One.



## Bedroom Two

3.34m x 3.90m (10'11" x 12'9")

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



## Bedroom Two.



## Bedroom Three

2.73m x 2.77m (8'11" x 9'1")

Double glazed window to front aspect, gas central heating radiator, built in storage (Combi Boiler);



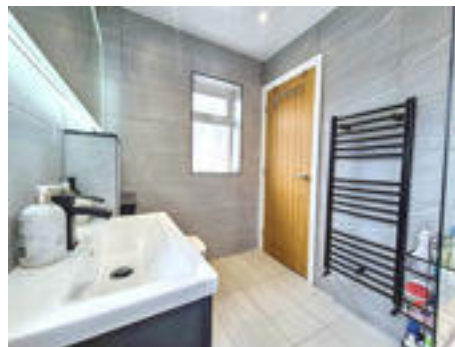
## Family Bathroom

1.68m x 2.48m (5'6" x 8'1")

A Hi-specification bathroom suite comprising; Bath with mains waterfall shower over, wall mounted vanity wash hand basin, enclosed cistern w.c, de-mist mirror with shaving point, feature tiled walls & flooring, recess lighting, gas central heating towel radiator, dual aspect double glazed windows;



## Family Bathroom.



## External Rear

Large private enclosed lawned garden, gated access to front and rear aspects, external water source;



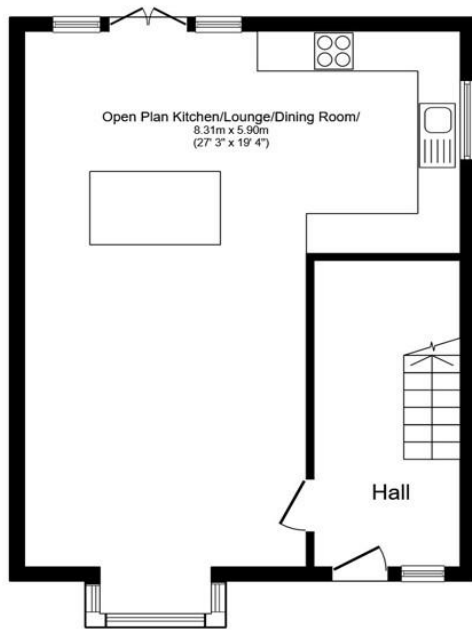
## External Rear.



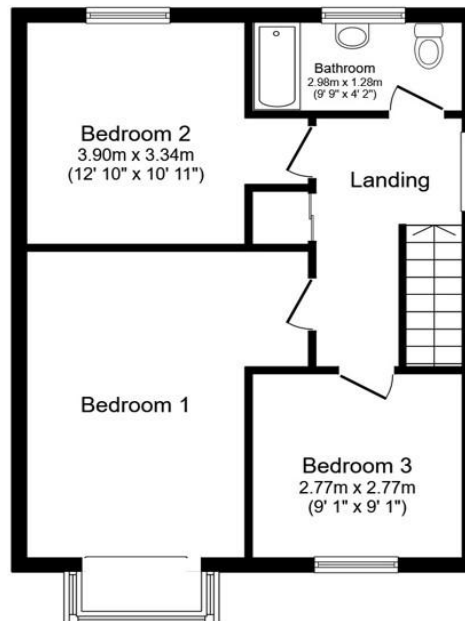
## Garage

Up & Over garage door, double glazed window to rear aspect;





**Ground Floor**  
Floor area 50.9 sq.m. (548 sq.ft.)



**First Floor**  
Floor area 51.1 sq.m. (550 sq.ft.)

**Total floor area: 102.0 sq.m. (1,098 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>		<b>S1</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	

Dahlia Way, Hebburn, Tyne and Wear, NE31 2QH

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211, admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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