



### 3 bed detached house to buy in

Black Road, Hebburn, Tyne and Wear,  
NE31 1HY

**£250,000** offers over

 x 3  x 2  x 1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ DETACHED FAMILY HOME
- ✓ THREE DOUBLE BEDROOMS
- ✓ SPACIOUS LOUNGE
- ✓ LARGE KITCHEN / DINER
- ✓ 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

Introducing an exceptionally well-presented, three double bedroom, detached family home located in the desirable locale of Hebburn. Exceptionally rare to the market this lovely residence creates an ideal environment for a family aspiring for spacious if not voluminous, comfortable living.

The heart of this home is the generously-sized lounge, that invites boundless natural light, creating a space that is as welcoming as it is spacious. Whether it's a cosy family night in or entertaining guests, this adaptable space effortlessly caters to your every need.

Boasting three double bedrooms each with ample space for free-standing furniture and your own personal touch. Embrace tranquillity in your personal sanctuary after a long day. Further benefitting from two modern, well-appointed bathrooms offering both shower and bath options.

This stunning dormer bungalow encapsulates a sense of practicality and style that resonates throughout each room. Each utility area has been designed with you in mind, taking full advantage of the available footprint to provide an intuitive and fluid layout.

As a rare find, this detached dormer bungalow exudes an aura of privacy and seclusion that's hard to find in today's bustling property market. Its serene surroundings provide an excellent backdrop and create a feeling of perennial vacation right at home.

This desirable dormer bungalow is one not to be missed and demands internal inspection to truly appreciate everything it has to offer. Secure your viewing today to avoid disappointment.

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

Council Tax Band: B

Tenure: Freehold

Price: offers over £250,000

Property Type: Detached House

Parking: Driveway & 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 enclosed established lawned garden, decorative stone border, Cobble block paved path leading to entrance, communal block paved driveway leading to detached garage and rear garden;



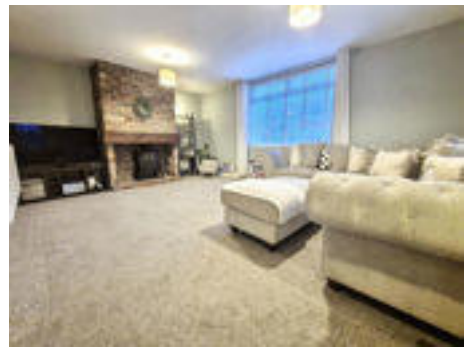
## Entrance/Hallway

Composite part glazed door, gas central heating radiator, stairs to first floor, wall lighting, doors to;



## Lounge

Dual aspect double glazed windows, feature brick chimney breast with tiled heart complemented by log burner, gas central heating radiator;



## Lounge.



## Utility

A range of wall & base units with contrasting work surfaces, stainless steel sink with mixer tap over, plumbing for dishwasher, plumbing for washing machine, gas central heating radiator, slate flooring, recess lighting. double glazed window to side aspect;



## Bedroom Three

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



## Ground floor Shower Room

A suite comprising; Shower cubicle with mains shower over, vanity wash hand basin, w.c, gas central heating towel radiator, demist mirror, extractor, tiled walls & flooring, recess lighting, Double glazed window to side aspect;



## Large Kitchen / Diner

A range of wall, base & display units complemented by contrasting work surfaces, 1.5 ceramic sink with mixer tap over, integrated electric oven, six ring gas hob, with extractor over, integrated fridge, Integrated freezer, plinth lighting, gas central heating radiator, dual aspect double glazed windows, french doors leading to garden;



## Kitchen / Diner.



## Kitchen / Diner..



## First Floor Landing

Mezzanine balcony over looking hallway, double glazed window to side aspect, gas central heating radiator;



## Bedroom One

Dual aspect double glazed window, gas central heating radiator, eve storage, tv point;



## Bedroom One.



## En-suite

A suite comprising; free standing bath with independent water fall taps and handheld shower, vanity wash hand basin, w.c, wall lighting, part tiled walls, tiled flooring, velux tilting double glazed window;



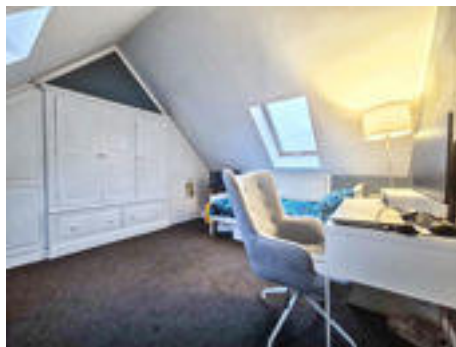
## Dressing Room:

Bespoke cabinetry, gas central heating radiator, opening to;



## Bedroom Two

Two velux double glazed tilting windows, gas central heating radiator, eave storage, bespoke fitted wardrobes, tv point;



## Bedroom Two.



## External Rear

Private enclosed well maintained lawned garden, bespoke decked patio area, gated access to detached garage;



## External Rear.



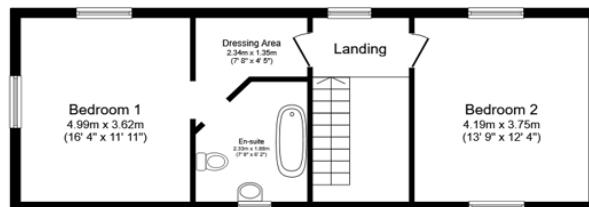
## Detached Garage;

Remote control roller garage door, power & lighting source, plumbing for washing machine, space for fridge freezer, pitched roof for extra storage, double glazed window to side aspect, Upvc part glazed door leading to rear garden, parking for numerous vehicles to front of garage;





**Ground Floor**  
Floor area 71.5 sq.m. (769 sq.ft.)



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

Total floor area: 122.5 sq.m. (1,319 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>66</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	

Black Road, Hebburn, Tyne and Wear, NE31 1HY

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

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