



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

The Willows, Hebburn, Tyne and Wear, NE31 2QG

# £175,000

🏠 x3 🪑 x2 🚗 x2

Tenure

**Freehold**

Garage parking

## Property features

- ✓ SOLD WITH NO UPPER CHAIN
- ✓ THREE BEDROOM SEMI-DETACHED
- ✓ SPACIOUS LOUNGE & SEPARATE DINING ROOM
- ✓ TWO BATHROOMS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents warmly welcome to the market this delightful Three Bedroom Semi-Detached located on The Willows, Hebburn.

Located in a much sought after residential area, this spacious home is perfect for first time buyers and families alike, offering a blank canvas upon which to create a wonderful family home!

A light and airy, spacious property, boasting a lounge, modern fitted kitchen leading to separate dining room, utility room and also benefiting from a downstairs shower room. On the upper floor, sit three generous bedrooms and the family bathroom.

In addition to the versatile living space, this property stands within a significant plot, offering large gardens to rear, front and side of the property, providing an impressive outdoor footprint and will provide a much sought after space to entertain and relax, making the most of summer days and nights.

The property is ideally located for local amenities with Hebburn Shopping Centre & Jarrow Viking Shopping both a short journey away. Local public transport is also nearby for direct travel to Newcastle City Centre, South Shields & connections to Sunderland City Centre. Excellent road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprising; Porch, Entrance/Hallway, Lounge, Kitchen, Dining Room, Utility, Ground Floor Shower Room & to the first floor lies Three Bedrooms and the Family Bathroom. Externally to the rear is large private Garden with lawn & decked patio and to the front is a large front & side garden.

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

Council Tax Band: B

Tenure: Freehold

Price: Offers In The Region Of £175,000

Property Type: Semi-detached house

Parking: Garage, On Street

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

Large private side and front garden with lawn, pathway to entrance, gated access to rear aspect;



## Porch

1.07m x 1.82m (3'6" x 5'11")

Composite part glazed door leading to entrance, double glazed window to side aspect, LVT flooring;



## Entrance/Hallway

3.70m x 1.97m (12'1" x 6'5")

Part glazed wooden door, gas central heating radiator, built in storage, LVT flooring;



## Lounge

3.70m x 3.69m (12'1" x 12'1")

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



## Kitchen

3.31m x 2.91m (10'10" x 9'6")

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



## Dining Room

3.30m x 2.86m (10'9" x 9'4")

Double glazed window to rear aspect, gas central heating radiator, LVT flooring;



## Utility

2.53m x 1.38m (8'3" x 4'6")

Wall units with plumbing for washing machine, space for tumble dryer, vinyl flooring, UPVC part glazed door to garden;



## Shower Room

2.39m x 1.02m (7'10" x 3'4")

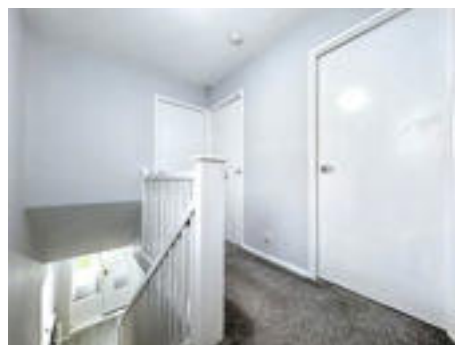
A white suite consisting of shower cubicle with mains shower, pedestal wash hand basin, W/C, part tiled walls, gas central heating radiator, double glazed window to rear aspect;



## First Floor Landing

2.47m x 1.84m (8'1" x 6'0")

Double glazed window side to side aspect;



## Bedroom One

3.82m x 3.80m (12'6" x 12'5")

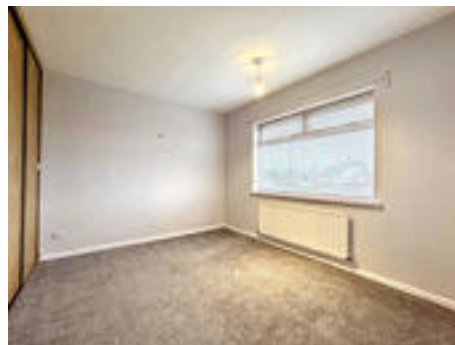
Double glazed window to front aspect, gas central heating radiator;



## Bedroom Two

3.80m x 3.31m (12'5" x 10'10")

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



## Bedroom Three

2.91m x 2.64m (9'6" x 8'7")

Double glazed window to front aspect, built in storage, built in sliding wardrobe, gas central heating radiator;



## Bathroom

2.41m x 1.59m (7'10" x 5'2")

A white suite consisting of bath with electric shower over, W/C, pedestal wash hand basin, part tiled walls, gas central heating radiator, vinyl flooring, double glazed windows to side & rear aspect;



## External Rear

A large private enclosed garden with lawn, decked patio, external water source, external lighting, external storage, gated access to rear aspect/garage, gated access to front aspect/large side garden;



## External Rear (Additional)



## External Front (Additional)



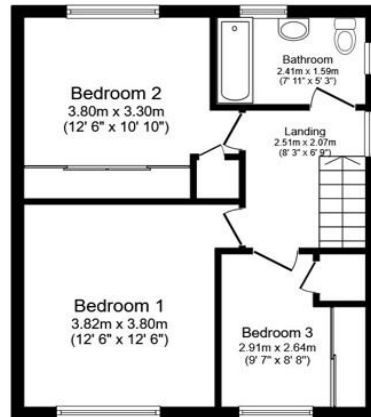
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## External Front (Additional)





**Ground Floor**  
Floor area 50.8 sq.m. (547 sq.ft.)



**First Floor**  
Floor area 41.6 sq.m. (448 sq.ft.)

**Total floor area: 92.4 sq.m. (995 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>		84
(69-80) <b>C</b>	70	
(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:

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

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