



## 4 bed terraced house to buy in

Coquet Street, Jarrow, Tyne and Wear,  
NE32 5SW

# £170,000

 x4  x1  x2

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ VICTORIAN FOUR BEDROOM MID TERRACE
- ✓ PLETHORA OF ORIGINAL
- ✓ TWO BRIGHT AND AIRY RECEPTION ROOMS
- ✓ NEWLY INSTALLED KITCHEN /
- ✓ EPC Rating D

## Key Information

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

## Description

We are delighted to present to the market a splendid example of Victorian architecture in this four-bedroom mid-terrace property located in on Coquet Street, Jarrow.

Boasting an array of original features, this property harks back to the elegance of the Victorian era, all while offering the ideal canvas for those wishing to put their own stamp on things and maybe add a touch of modern comforts. This house features high ceilings newly installed double glazed windows, Kitchen/Diner & Utility to compliment the modern lifestyle.

Each of the four bedrooms are well-proportioned offering plenty of space for furniture choice.

This enchanting period home features two bright and airy reception rooms, which are doused in natural light, thanks to the large windows that overlook the front and rear of the property. These inviting spaces are ideal for social interaction, family time or just relaxing alone with a good book.

Embedded with historical character, yet offering plenty of room for contemporary adaptability, this residence is perfect for anyone in search of a unique home that promises to deliver style, comfort, and versatility.

Your early inspection is highly recommended to truly appreciate this remarkable offering located in the heart of Jarrow. Contact Pattinson Estate Agents today for a viewing that promises not to disappoint you.

An opportunity to acquire such an incredible Victorian terraced house is rare and will surely spark interest quickly. With an enticing price for the Residential Sale market, we anticipate considerable interest. Don't let this opportunity pass you by. This could be the character-filled home you've been searching for.

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

Council Tax Band: C

Tenure: Freehold

Price: offers in region of £170,000

Property Type: Terraced House

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private enclosed walled garden, block paved patio and path leading to entrance;



## Entrance/Hallway

8.67m x 1.77m (28'5" x 5'9")

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



## Entrance/Hallway.



## Lounge

4.36m x 4.65m (14'3" x 15'3")

Double glazed window to front aspect, open fire with original tiled fire surround, gas central heating radiator;



## Lounge.



## Dining Room

4.05m x 4.17m (13'3" x 13'8")

Upvc sliding patio doors leading to rear court yard, open fire with stone fire surround, gas central heating radiator;



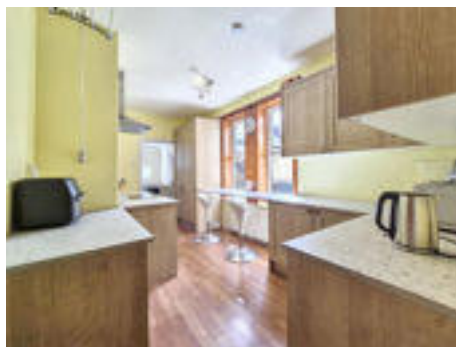
## Kitchen / Diner

5.14m x 2.70m (16'10" x 8'10")

A range of wall, base units with hide and slide internal features, complemented by breakfast bar with contrasting work surfaces, integrated electric oven, electric hob with extractor over, built in storage, gas central heating radiator, laminate flooring, double glazed window to side aspect;



## Kitchen / Diner.



## Kitchen / Diner..



## Utility

3.47m x 2.70m (11'4" x 8'10")

A range of base units with contrasting work surfaces, 1.5 stainless steel sink with mixer tap over, plumbing for washing machine, space for fridge freezer, space for tumble dryer, gas central heating radiator, vinyl flooring. double glazed window to rear aspect, Upvc part glazed door leading to large Court Yard;



## Utility.



## First Floor Landing

6.22m x 1.76m (20'4" x 5'9")

Loft access, skylight, built in storage, gas central heating radiator;



## Bedroom One

4.29m x 4.01m (14'0" x 13'1")

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



## Bedroom Two

4.07m x 4.20m (13'4" x 13'9")

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



## Bedroom Three

4.36m x 2.96m (14'3" x 9'8")

Double glazed window to rear aspect, gas central heating radiator, combi boiler;



## Bedroom Four

3.82m x 1.99m (12'6" x 6'6")

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



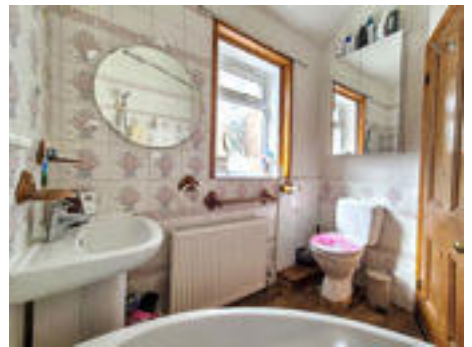
## Family Bathroom

2.24m x 1.76m (7'4" x 5'9")

A suite comprising; Bath, pedestal wash hand basin, w.c, part tiled walls, vinyl flooring;



## Family Bathroom.



## External Rear

Private wall large court yard, bi folding gates providing off street parking, external water & power source;





Total floor area: 147.7 sq.m. (1,590 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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | 79        |
| (55-68) <b>D</b>                            |  | 63                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England, Scotland &amp; Wales</b>        |  | EU Directive 2002/91/EC |           |

Coquet Street, Jarrow, Tyne and Wear, NE32 5SW

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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