



## 3 bed terraced house to buy in

Douglass Close, Hebburn, Hebburn, Tyne and Wear, NE31 1AD

# £174,995

 x3
  x1
  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ THREE BEDROOM END OF
- ✓ PRIVATE FRONT AND REAR
- ✓ DOUBLE GLAZED / GAS CENTRAL HEATING
- ✓ IMMACULATELY PRESENTED
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents welcome to the market an immaculately presented three-bedroom end of terrace house located in the appealing neighbourhood of Hebburn. This well-proportioned home provides a comfortable living environment with a warm and inviting atmosphere.

This family home benefits from spacious living throughout, bright and airy Lounge over looking the garden which radiates a welcoming aura. The house boasts a functional layout with three well-sized bedrooms, modern fitted kitchen / diner all complemented by new floor coverings. Designed for everyday living, the house has an efficient double-glazed window system ensuring both warmth and tranquillity, along with a reliable gas central heating system for those colder months.

One of the standout features of this property is its private front and rear garden. These offer an inspiring outdoor setting where you can enjoy a breath of fresh air, summer barbecues, or simply engage in your gardening hobbies.

Situated in Hebburn, the house is perfectly located for convenient access to local amenities, and also provides easy access to the wider region. Whether you are a first-time buyer, a growing family, or a down-sizer, this home could be the ideal place for you.

We invite you to visit this wonderful end of terrace home to appreciate its full potential and the lifestyle it offers.

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

Council Tax Band: B

Tenure: Freehold

Price: £174,995

Property Type: Terraced House

Parking: Off Street

Heating: Gas

## External Front

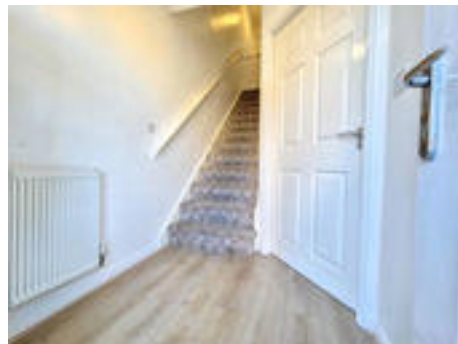
Path to entrance, lawn to front and side aspect, gated access to side aspect, two allocated parking spaces;



## Entrance/Hallway

2.10m x 1.60m (6'10" x 5'2")

Composite door leading to entrance, stairs to first floor, laminate flooring, gas central heating radiator, door to;



## Kitchen/Diner

3.30m x 4.10m (10'9" x 13'5")

A range of wall and base units with contrasting roll top work surfaces, electric oven, gas hob with extractor over, tiled splashbacks, plumbing for washing machine, space for fridge freezer, laminate flooring, built in storage, combi boiler, dual aspect double glazed windows to front and side, door to Lounge, door to;



## Kitchen/Diner.



## Kitchen / Diner..



## Cloak

0.90m x 1.70m (2'11" x 5'6")

W/C, wall mounted hand wash basin, extractor, gas central heating radiator, laminate flooring;



## Lounge

3.30m x 4.10m (10'9" x 13'5")

French doors to garden, double glazed window to rear, gas central heating radiator, laminate flooring;



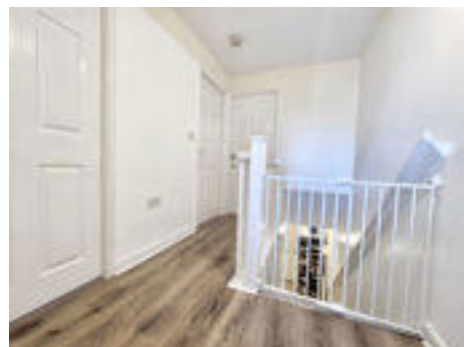
## Lounge (Additional)



## First Floor Landing

2.90m x 1.90m (9'6" x 6'2")

Loft access, gas central heating radiator, laminate flooring;



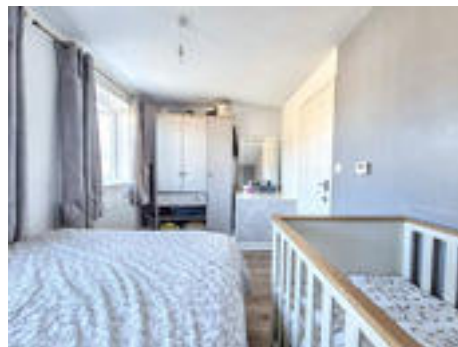
## Bedroom One

2.50m x 4.10m (8'2" x 13'5")

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



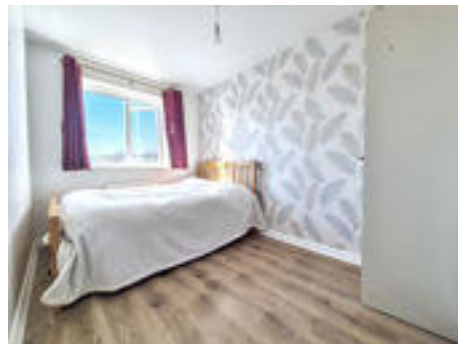
## Bedroom One.



## Bedroom Two

3.80m x 2.20m (12'5" x 7'2")

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



## Bedroom Three

2.70m x 1.90m (8'10" x 6'2")

Double glazed window to rear aspect, chrome towel gas central heating radiator, laminate flooring;



## Family Bathroom

1.80m x 2.10m (5'10" x 6'10")

A suite comprising; Bath with handheld shower over, W/C, pedestal hand wash basin, tiled walls, tiled flooring, gas central heating radiator, double glazed window to side aspect;



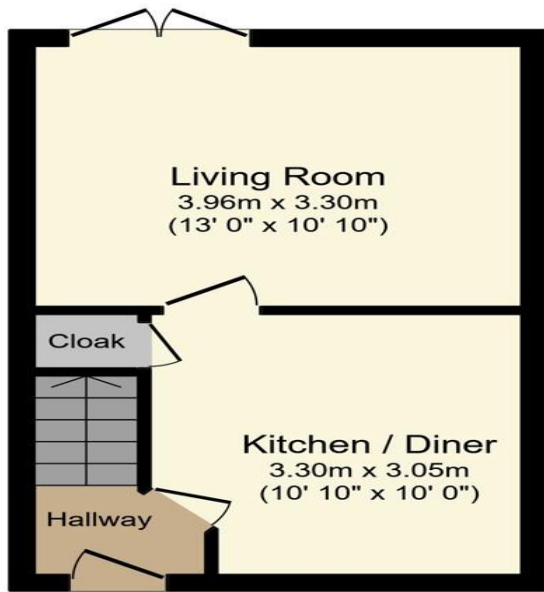
## External Rear

Private enclosed garden, gated access to side, large lawn, large paved patio with decorative stone borders leading from French doors;



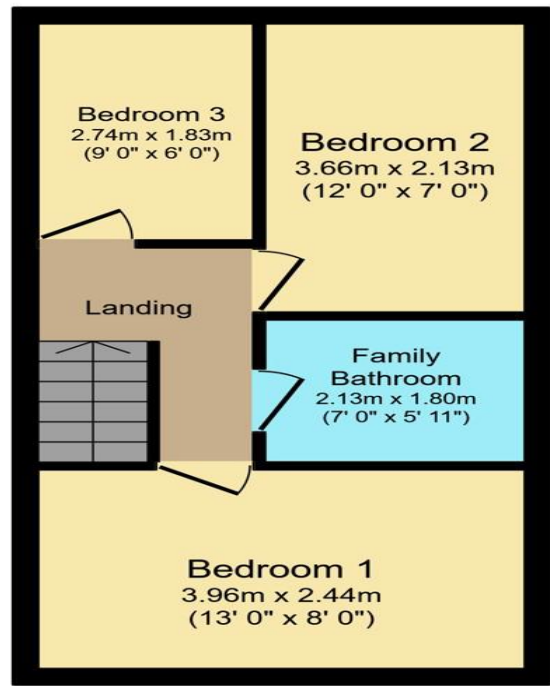
## External Rear (Additional)





**Ground Floor**

Floor area 26.8 sq. m. (288 sq. ft.) approx



**First Floor**

Floor area 32.7 sq. m. (352 sq. ft.) approx

Total floor area 59.5 sq. m. (640 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			96
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

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