



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

Lambley Crescent, Hebburn, Tyne and Wear, NE31 2NF

# £159,995

 x2
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ TWO BEDROOM SEMI DETACHED
- ✓ BRIGHT & AIRY LOUNGE
- ✓ SPACIOUS KITCHEN / DINER
- ✓ CONTEMPORARY FAMILY
- ✓ PRIVATE FRONT & REAR GARDEN

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents are delighted to present this two-bedroom semi-detached house located on Lambley Crescent, Hebburn.

This property offers reams of potential to upscale from numerous aspects similar to that of neighbouring properties. Featuring generously proportioned rooms throughout, spacious open plan kitchen / diner with views of the established rear garden.

The property incorporates two comfortably sized double bedrooms ready to accommodate and cater to your relaxation needs. Complimenting the living space is a well-appointed bathroom.

The property boasts one reception room; an open and versatile space where residents can mould and configure it to their personal requirements, whether it's for family hangouts or formal gatherings.

Briefly comprising: Entrance/Hallway, Lounge, Open Plan Kitchen / Diner, Two Double Bedrooms and the newly installed family bathroom. Externally there are well maintained lawned gardens complemented by large block paved driveway for numerous vehicles leading to detached garage.

Located in a much sought after location, this semi-detached house promises serenity, comfort, and convenience. This property is up for Residential Sale, ready for a new set of occupants to call it home.

Call Pattinson JARROW to arrange an early viewing: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: £159,995

Property Type: Semi-detached house

Parking: Driveway & Garage

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

## External Front

Private enclosed walled garden, lawn complemented by established borders, wrought iron gates leading to block paved driveway (for numerous vehicles);



## Entrance/Hallway

1.09m x 0.89m (3'6" x 2'11")

Upvc part glazed door leading to entrance, gas central heating radiator, stairs to first floor;



## Lounge

4.98m x 3.89m (16'4" x 12'9")

Double glazed bay window to front aspect, electric fire with feature surround, gas central heating radiator;



## Lounge.



## Kitchen / Diner

3.09m x 4.90m (10'1" x 16'0")

A range of wall & base units with contrasting work surfaces, stainless steel sink with mixer tap over, plumbing for gas cooking appliance, space for fridge freezer, plumbing for washing machine, gas central heating radiator, built in storage, dual aspect double glazed windows, door leading to rear garden;



## Kitchen / Diner.



## First Floor Landing

0.87m x 2.40m (2'10" x 7'10")

Double glazed window to side aspect;



## Bedroom One

3.79m x 3.89m (12'5" x 12'9")

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



## Bedroom Two

3.13m x 2.37m (10'3" x 7'9")

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



## Family Bathroom

2.08m x 2.37m (6'9" x 7'9")

A suite comprising; Double walk in shower with mains water fall shower over. vanity wash hand basin, w.c, gas central heating radiator, extractor, LVT flooring double glazed window to rear aspect;



## Family Bathroom.



## External Rear

Private enclosed lawned garden, established borders, block paved patio / path to rear, external storage area;



## External Rear.



## Detached Garage

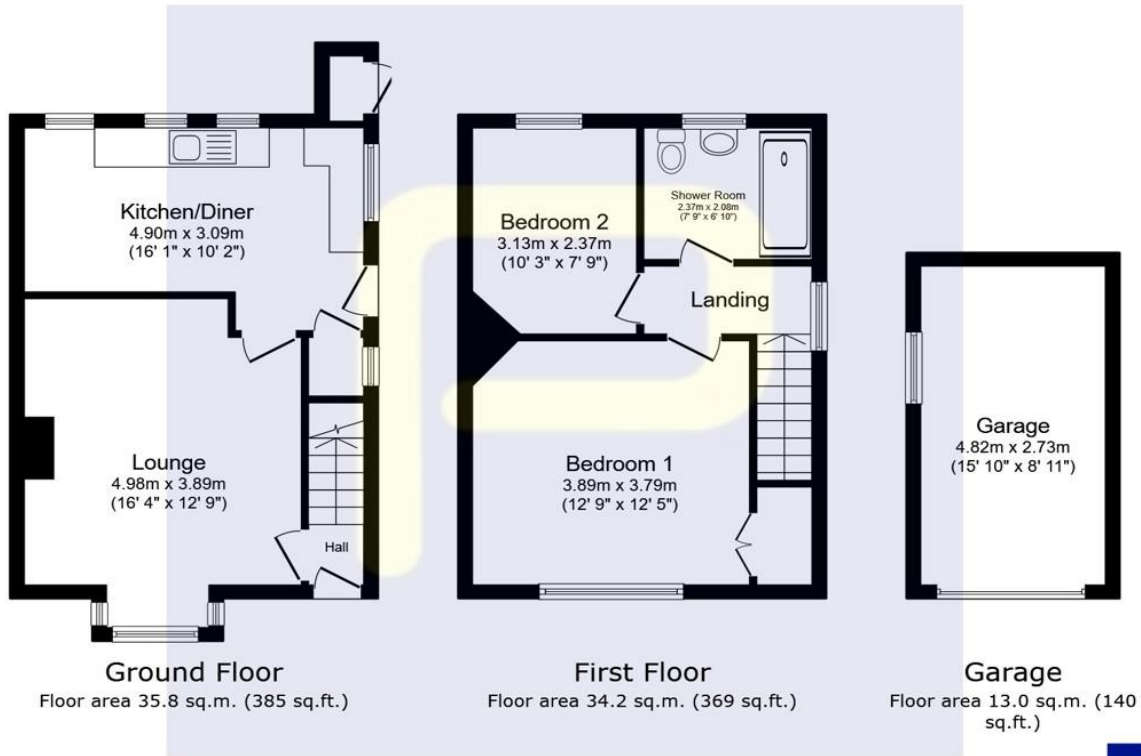
4.82m x 2.73m (15'9" x 8'11")

Up and over garage door, single glazed window to side aspect;



## External Front.





Total floor area: 83.0 sq.m. (893 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](http://www.Propertybox.io)



Lambley Crescent, Hebburn, Tyne and Wear, NE31 2NF

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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