



### 3 bed detached house to buy in

Sherburn Grange North, Jarrow, Jarrow,  
Tyne and Wear, NE32 5NB

# £230,000

🏠 x3 🚿 x1 🚗 x2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ THREE BEDROOM DETACHED FAMILY HOME
- ✓ TWO RECEPTION ROOMS
- ✓ MODERN FITTED KITCHEN / DINER
- ✓ CONTEMPORARY FAMILY
- ✓ EPC Rating G

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: G
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

We are thrilled to present to the market this outstanding three-bedroom detached family home, nestled in the heart of Jarrow, This delightful property boasts a well-considered layout perfect for a modern family lifestyle.

Upon entrance, you are greeted with a warm reception hall, providing an inviting welcome into the home. This leads into two ample-sized reception rooms, flooded with natural light and offering versatile living areas to suit your needs, whether it be a formal lounge, dining area or home office.

Undoubtedly the heart of the home, the modern fitted kitchen/diner is exemplary of stylish contemporary living. With a sleek design featuring top-of-the-range appliances and ample storage, it presents the perfect area for family meals and entertaining guests alike.

The property boasts three generously sized bedrooms, flanked by a tastefully decorated family bathroom. Each of the bedrooms offers peaceful spaces with plenty of storage, and the main bathroom exhibits a modern suite with quality fixtures.

In addition to these features, this splendid residence also benefits from a well-maintained outdoor space and garage, ideal for those who enjoy alfresco dining or children's playtime in safe and secure surroundings.

Located in the vibrant community of Jarrow, the property stands within a stone's throw distance of local amenities, schools, beautiful parks, and excellent transportation links.

This gorgeous family home truly delivers on the promise of comfort, style, and convenience. It represents a fantastic opportunity for those looking for a place to call home in Jarrow.

Please contact Pattinson Estate Agents to arrange a viewing. 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: C

Tenure: Freehold

Price: £230,000

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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## External Front

Private well maintained established garden complemented by off street park and garage to front, gated access to rear aspect;



## Entrance/Hallway

3.84m x 1.96m (12'7" x 6'5")

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



## Lounge

4.56m x 3.92m (14'11" x 12'10")

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



## Dining Room

23.89m x 3.10m (78'4" x 10'2")

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



## Kitchen / Diner

3.61m x 2.73m (11'10" x 8'11")

A range of wall, display and base units with contrasting work surfaces with uprights, 1.5 stainless steel sink with mixer tap over, integrated double electric oven, gas hob with extractor over, space for fridge freezer, plumbing for washing machine, gas central heating radiator, laminate flooring, double glazed window to rear aspect, Upvc part glazed door leading to garden;



## Kitchen / Diner.



## First Floor Landing

3.05m x 2.04m (10'0" x 6'8")

Double glazed window to side aspect, built in storage (Combi Boiler), loft access;



## Bedroom One

3.56m x 3.90m (11'8" x 12'9")

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



## Bedroom Two

3.30m x 3.22m (10'9" x 10'6")

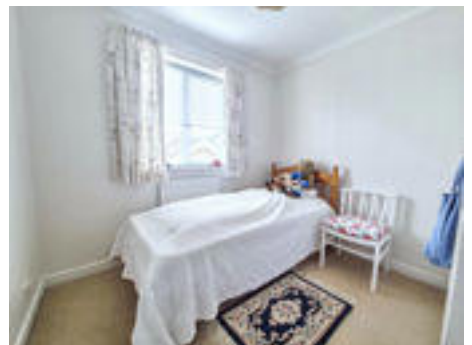
Double glazed window to rear aspect, gas central heating radiator, built in wardrobes;



## Bedroom Three

2.65m x 2.64m (8'8" x 8'7")

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



## Family Bathroom

1.68m x 1.72m (5'6" x 5'7")

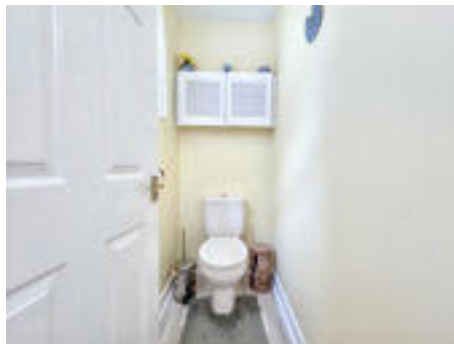
A suite comprising: Double walk-in with mains shower over, pedestal wash hand basin, part tiled walls, gas central heating radiator, vinyl flooring, double glazed window to rear aspect;



## Cloak

1.68m x 0.90m (5'6" x 2'11")

W.c, vinyl flooring, double glazed window to side aspect



## External Rear

Private enclosed well maintained establish garden, large block patio leading to paved patio set to lawn, external water and lighting source, gated access to front aspect;



## External Rear.



## Garage

5.76m x 2.51m (18'10" x 8'2")

Remote control roller garage door, door leading side aspect, pitched roof for additional storage, lighting and power source;



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(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>	<b>1</b>	<b>1</b>
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Sherburn Grange North, Jarrow, Jarrow, Tyne and Wear, NE32 5NB

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