



## 2 bed terraced house to buy in

Parliament Street, Hebburn, Tyne and Wear, NE31 1ED

**£70,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ TWO BEDROOM TERRACE
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN
- ✓ CONTEMPORARY FAMILY
- ✓ EPC Rating C

## Key Information

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

## Description

Pattinson Estate Agents welcome to the Auction market this delightful two-bedroom terraced house located on Parliament Street.

As you step into the property, you are greeted by a bright and airy lounge, an ideal space to unwind after a busy day. The large windows ensure ample natural light, creating a warm and inviting environment perfect for relaxing or entertaining guests.

The heart of the home is the modern fitted kitchen which is fully equipped with contemporary appliances and sleek cabinetry, designed to please. The generous worktop space and smart storage solutions make cooking a pleasure.

Upstairs, you will find two spacious bedrooms, each offering a calm and serene ambiance for restful nights. The contemporary elegant bathroom located on the ground floor echoes the modern touch seen throughout the property.

This property has been well-maintained and is ready for its next owner to make it their own. Its location in Hebburn brings many local amenities within reach, making for convenient daily living. This special property could be an ideal option for first-time buyers, working professionals or a small family.

Don't miss out on the opportunity to view this gem in Hebburn. It offers a harmonious blend of modern living within a traditional terraced house setup.

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

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front



## Entrance/Hallway

1.03m x 0.90m (3'4" x 2'11")

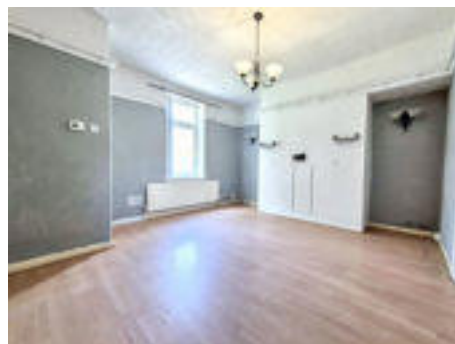
UPVC Door, laminate flooring.



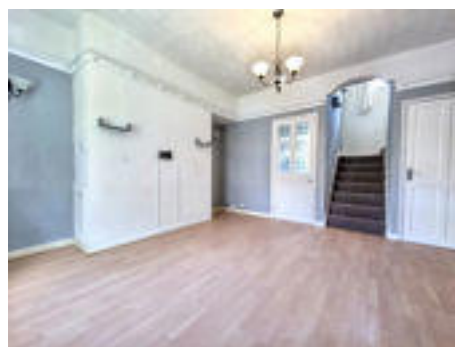
## Lounge

3.18m x 4.36m (10'5" x 14'3")

Double glazed windows to front aspect, stairs to first floor, gas central heating radiator, laminate flooring, built in storage;



## Lounge.



## Kitchen/Diner

3.44m x 2.28m (11'3" x 7'5")

A range of wall and base units with contrasting work surfaces, integrated electric single oven, 4 ringed gas hob with extractor above, stainless steel sink, space for fridge freezer, plumbing for washing machine, vinyl flooring, Upvc part glazed door leading to rear garden;

## Kitchen / Diner.



## Family Bathroom

*2.82m x 1.80m (9'3" x 5'10")*

A white suite comprising: double glazed windows to rear aspect, W/C, pedestal wash hand basin, bath with electric shower over, chrome towel radiator, tiled flooring.



## First Floor Landing

*3.04m x 1.92m (9'11" x 6'3")*

Single glazed to rear aspect, loft access.

## Bedroom One

*3.18m x 4.36m (10'5" x 14'3")*

Double glazed windows, gas central heating radiator, built in storage with combi boiler, laminate flooring.



## Bedroom Two

*3.01m x 3.37m (9'10" x 11'0")*

Double glazed to rear aspect, Gas central heating radiator.



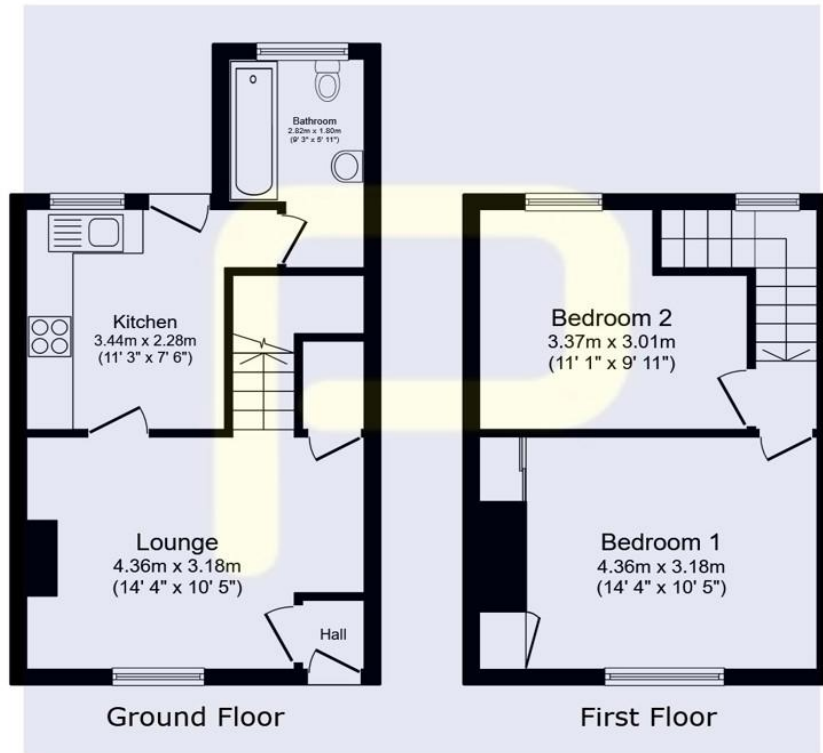
## Bedroom Two.



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## External Rear

Private enclosed walled garden with gated access to rear lane.



Total floor area: 58.4 sq.m. (629 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)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		71	
(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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