



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

Cherry Tree Walk, Hebburn, Tyne and Wear, NE31 2QA

**£165,000** Offers Over

🏠 x3 🚗 x1 🚗 x2

Tenure

**Freehold**

Garage parking

### Property features

- ✓ THREE BEDROOM SEMI-DETACHED
- ✓ TWO RECEPTION ROOMS
- ✓ MODERN FITTED KITCHEN &
- ✓ SPACIOUS BEDROOMS
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents warmly welcome to the market this well presented Three Bedroom Semi-Detached located on Cherry Tree Walk, Hebburn.

Located in a popular residential area, this versatile & spacious family home is ideal for first time buyers and families alike!

The property is ideally located for local amenities with Hebburn Shopping Centre & Jarrow Viking Shopping both a short journey away. Local public transport is also nearby for direct travel to Newcastle City Centre, South Shields & connections to Sunderland City Centre. Excellent road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprising; Porch, Entrance/Hallway, Lounge, Kitchen, Dining Room, Utility & to the first floor lies Three Bedrooms and the Bathroom. Externally to the rear is private Garden with lawn & decked patio and to the front is a large front & side garden with patio.

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

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £165,000

Property Type: Semi-detached house

Parking: Garage, On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External Front

Private enclosed garden with block paved pathway leading to porch & side garden, well maintained lawn, block paved patio;



## Porch

1.41m x 1.07m (4'7" x 3'6")

UPVC part glazed door leading to entrance, double glazed windows to front and side, laminate flooring;



## Entrance/Hallway

4.00m x 1.83m (13'1" x 6'0")

Part glazed wooden door leading to hallway, double glazed window to side aspect, gas central heating radiator, stairs to first floor;



## Lounge

3.69m x 3.73m (12'1" x 12'2")

Double glazed window to front aspect, built in gas fire with feature surround;



## Kitchen

3.28m x 2.79m (10'9" x 9'1")

A range of wall and base units with contrasting work surfaces, inset stainless steel sink with mixer tap over, free standing rangemaster cooker with extractor over, part tiled walls, space for fridge freezer, tiled flooring, tiled splashbacks, gas central heating radiator, recess lighting, double glazed window to side aspect;



## Dining Room

2.89m x 2.76m (9'5" x 9'0")

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



## Utility

2.35m x 1.56m (7'8" x 5'1")

Base units with contrasting work surface, tiled walls, recess lighting, plumbing for washing machine, double glazed window to rear aspect, part glazed UPVC door to garden;



## First Floor Landing

2.47m x 1.85m (8'1" x 6'0")

Double glazed window to side aspect;



## Bedroom One

3.84m x 3.81m (12'7" x 12'6")

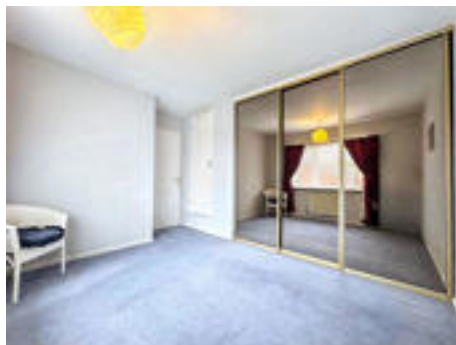
Double glazed window to front aspect, gas central heating radiator;



## Bedroom Two

3.80m x 2.57m (12'5" x 8'5")

Double glazed window to rear aspect, gas central heating radiator, built in sliding wardrobe, built in storage with combi boiler;



## Bedroom Three

2.94m x 2.63m (9'7" x 8'7")

Double glazed window to front aspect, built in storage with loft access, built in sliding wardrobe;



## Bathroom

2.40m x 1.58m (7'10" x 5'2")

A suite consisting of shower quadrant with mains waterfall shower, combination vanity wash hand basin & W/C with enclosed cistern, feature tiled walls, tiled flooring, recess lighting, towel radiator, double glazed window to rear & side aspect;



## External Rear

Private enclosed garden with well maintained lawn, block paved patio, external water source, external storage, gated access to rear lane & external front;



## External Rear (Additional)

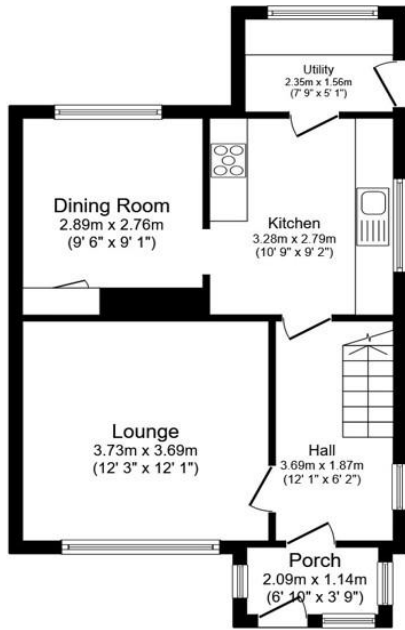


## External Side

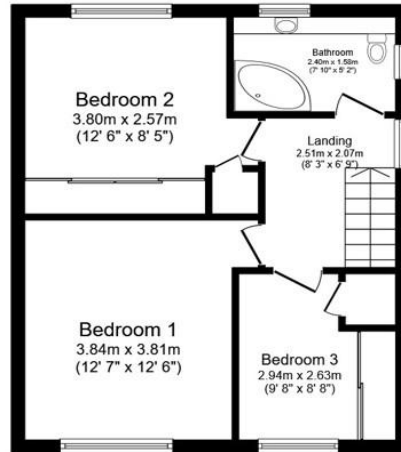


## External Front (Additional)





**Ground Floor**  
Floor area 48.1 sq.m. (518 sq.ft.)



**First Floor**  
Floor area 41.6 sq.m. (448 sq.ft.)

Total floor area: 89.7 sq.m. (966 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	68	
(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

Cherry Tree Walk, Hebburn, Tyne and Wear, NE31 2QA

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

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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