



3 Bedrooms

Jill Moore Sales and Lettings offer for sale this immaculate three-bedroom semi-detached property, beautifully presented throughout and ready to move straight into. The property offers well-proportioned accommodation, a modern and inviting interior, and an excellent opportunity for families, first-time buyers or those looking to upsize.

Clyde Avenue
Hebburn, Hebburn, NE31

Asking Price:

£164,950

EPC Rating: To be



Location:

Clyde Ave is a residential property in Hebburn, South Tyneside, Tyne and Wear, postcode NE31 2JN. The postcode is predominantly residential, with semi-detached houses being the main property type.

The area has nearby shops, supermarkets, GP surgeries, parks, restaurants and transport links with approximate walking/driving distances.

Entrance Porch:

2.94 x 1.20

Double-glazed window and composite door.

Lounge/Dining Room:

6.46 x 3.30

The spacious living room features a double-glazed three-part bow window, allowing plenty of natural light, together with patio doors leading into the conservatory. A striking feature fireplace with timber surround houses an inset dual-fuel log burner with tiled hearth, creating a warm and inviting focal point. Further benefits include laminate flooring and a radiator.

Kitchen:

6.29 x 2.94



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The well-appointed kitchen features a double-glazed window and door providing access to the rear. There is a comprehensive range of base, wall and tall units complemented by attractive solid wood work surfaces and tiled splashbacks. The kitchen provides space for a range cooker, fridge and washing machine, with a stylish chrome chimney hood. Further benefits include laminate flooring and a radiator.

Conservatory:

4.12 x 2.99

Fully double-glazed with door to rear garden, tiled flooring.



First Floor

Landing:

Accessed via a loft entrance with pull-down ladder, the loft is part-boarded and benefits from lighting, providing useful additional storage space. The area is carpeted and includes a radiator.

Bedroom 1:

3.30 x 3.30

Double-glazed three-part bow window, carpet, radiator.



Bedroom 2:

3.52 x 2.95

Double-glazed window, double fitted wardrobe, carpet, radiator.

Bedroom 3:

3.65 x 1.87

Double-glazed window, laminate flooring, radiator.



Bathroom:

2.50 x 2.20

The modern bathroom features a double-glazed window, panelled bath and wet-room style shower enclosure with electric shower. There is full wet-room flooring and panelled walls, together with a wash hand basin, WC, wall-mounted heater and extractor fan.

External

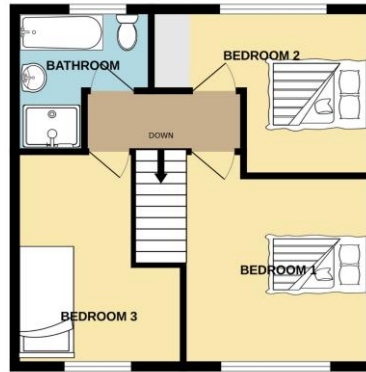
Front:

The front of the property is fully block paved, providing a low-maintenance approach and off-

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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