



99 Adair
Hebburn
South Tyneside
NE31 2BS

Asking Price Of **£175,000**
Freehold

Two Bedrooms
End Terraced House
Immaculate, Spacious & Modern
Garden to the rear
Gas Central Heating and Double
Glazing
Early Viewing Recommended





Safe and secure welcome to the market this simply stunning Two Bedroom End Terraced family home situated on the popular new Barratt development in Hebburn.

Beautifully presented throughout with stylish fixtures and fittings. The property comprises of; entrance hallway with downstairs w/c, leading into a modern open plan kitchen / living room, on the first floor is two double bedrooms and family bathroom. Externally there is a driveway to front and lawned garden to the rear. Early viewing is recommended.

ENTRANCE HALL

6' 0" x 5' 4" (1.83m x 1.65m) Double glazed entrance door, radiator .

DOWNSTAIRS W/C

4' 9" x 3' 6" (1.47m x 1.07m) Double glazed window, wash basin unit and low level W/C.

KITCHEN/LOUNGE

24' 4" x 8' 11" (7.43m x 2.73m) Open plan kitchen includes, a range of cream wall and base units with coordinating work surfaces over, integrated fridge freezer and washing machine, electric oven and hob with extractor hood over, single drainer and sink unit.

Lounge area; two radiators, laminate flooring and french doors leading to the garden.

STAIRS TO FIRST FLOOR

BEDROOM ONE

12' 9" x 7' 9" (3.91m x 2.38m) Double bedroom, double glazed window to rear, storage cupboard, radiator.

BEDROOM TWO

12' 9" x 7' 9" (3.91m x 2.38m) Two double glazed windows to front, single radiator.

BATHROOM

3' 10" x 6' 0" (1.19m x 1.83m) White three

piece suite comprising of paneled bath with shower over and glass screen, extractor fan, low level w/c and wash hand basin.

EXTERNALLY

To the rear of the property is a garden laid to lawn with fenced boundaries.

To the front is a block paved driveway providing off street parking.



**Local Authority
Council Tax Band
EPC Rating**

TBC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.