





- Popular Location
- Terraced Home
- Close To Amenities
- Gas Central Heating
- Viewing Recommended
- Well Presented
- Three Bedrooms
- Rear Yard
- Double Glazing
- Call For More Information





This well presented and spacious, three-bedroom Victorian terraced home is positioned on St Rollox Street, Hebburn. The property will appeal to first time buyers and investors.

The property is in a great location and positioned close to excellent local amenities, schools and transport links into Newcastle City Centre.

The property briefly comprises to the ground floor: - entrance lobby leading into a spacious hallway which gives access to both the reception rooms and kitchen. The bright and airy lounge features a bay window and period fireplace, solid wood by-folding doors leads into a formal dining room which offers ample space for family dinners and social gatherings. There is a well equipped modern kitchen with a range of fitted units with solid worksurfaces and integrated appliances. The first floor offers a split level landing which offers access to a spacious family bathroom with roll top, clawed feet free standing bath tub, additionally there is a off corner modern shower cubicle and a low level WC and pedestal wash hand basin. The main landing gives access to three good sized bedrooms. Modern benefits include gas central heating, double glazing and tasteful décor throughout.

Externally there is a charming, private yard to the rear with Astro turf and wood panelling, a lovely space to relax in the warmer months. Whilst to the front there is a private block paved courtyard garden with flower beds leading onto a quiet pedestrianised street.

Early viewings come highly recommended.

Tenure The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative. Council Tax band *A*.

The owner is an employee of Jan Forster Estates and therefore in accordance with the Estate Agents Act 1979 and other legislation is considered to be an Estate Agent by association and we are making this disclosure to avoid any potential conflict of interest



Lounge 15'3" x 13'6" (4.67 x 4.14)


Kitchen 9'4" x 8'9" (2.86 x 2.69)

Dining Room 13'5" x 12'1" (4.11 x 3.69)

Bedroom One 13'7" x 12'3" (4.16 x 3.75)

Bedroom Two 13'6" x 12'3" (4.12 x 3.75)

Bedroom Three 10'5" x 8'9" (3.18 x 2.68)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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