



 Jan Forster

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Acacia Grove | | Hebburn | NE31 2QB  
Price £265,000



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- **Stunning Bungalow**
- **Loft Conversion**
- **Front and Rear Gardens**
- **Fully Refurbished**
- **Freehold**
- **Four Bedrooms**
- **No Onward Chain**
- **Garage**
- **Two Bathrooms**
- **Viewing A Must**



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This stunning and completely refurbished four-bedroom bungalow is positioned on Acacia Grove, in Hebburn. With no onward chain, this move-in-ready property is a rare opportunity to secure a beautifully modernised bungalow in a well-connected and welcoming community.

Located in a popular residential area, with easy access to a range of amenities including shops, cafes, schools, and parks. Excellent road links and nearby bus routes offer easy commuting links to Newcastle, Gateshead, and the surrounding areas, while the A19 is just a short drive away for those travelling further afield.

The property is finished to an exceptional standard throughout, and benefits from a thoughtful loft conversion, creating generous accommodation - ideal for families or those seeking extra room to work or relax.

The ground floor comprises an inviting entrance hallway leading to a spacious lounge and a versatile ground floor bedroom. At the heart of the home lies a stunning contemporary kitchen, beautifully appointed with high-quality integrated appliances and stylish finishes - perfect for family dining or entertaining guests. Upstairs, the first floor offers three well-proportioned bedrooms, providing ample space for a growing family. The property benefits from a sleek ground floor bathroom and a luxurious first-floor bathroom featuring a four-piece suite, both finished to a high standard with modern, contemporary fittings.

Outside, the home boasts attractive front and rear gardens, providing pleasant outdoor spaces for relaxation or gardening enthusiasts. A private garage offers secure parking or additional storage space.

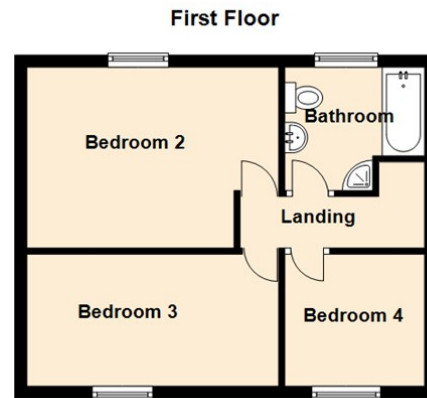
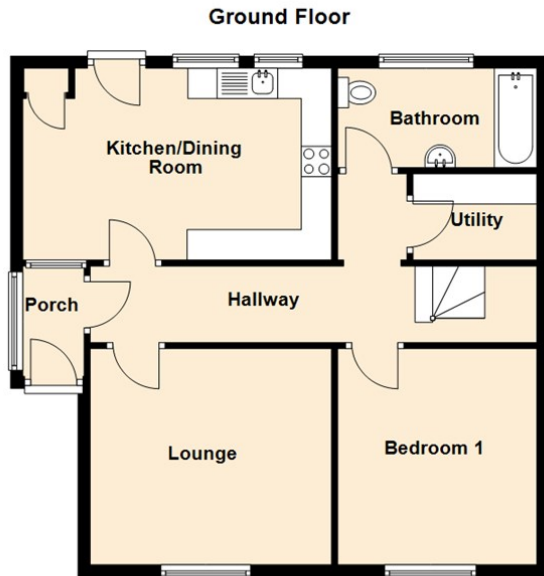
We anticipate a high level of viewings To arrange a viewing or for more information please call our sales team on 0191 236 2070.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: B





Lounge 12'11" x 12'5" (3.95 x 3.81)

Kitchen Dining Room 17'11" x 12'8" (5.47 x 3.88)

Utility Room 6'11" x 5'3" (2.12 x 1.62)

Bedroom One 10'2" x 13'3" (3.10 x 4.04)

Bedroom Two 12'9" x 11'8" (3.90 x 3.56)

Bedroom Three 7'10" x 12'10" (2.40 x 3.92)

Bedroom Four 9'8" x 7'10" (2.97 x 2.39)

## The difference between house and home

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| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>86</b> |
| (69-80) <b>C</b>                                   | <b>72</b>               |           |
| (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 &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



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**Contact Us: 0191 236 2070**

