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Real Estate









Troon walk

Hebburn NE31 2SD

Situated on the modern and popular Troon Walk, Hebburn, this well-presented two-bedroom terraced home offers contemporary accommodation ideally suited to first-time buyers, young professionals or those looking to downsize. The property benefits from a block-paved driveway providing off-street parking, an enclosed rear garden and a thoughtfully designed layout comprising an entrance hallway, ground floor WC, modern fitted kitchen and a spacious lounge/diner with French doors opening onto the rear garden.

To the first floor are two well-proportioned double bedrooms and a family bathroom, providing comfortable accommodation throughout. Tastefully presented in neutral tones, the property is ready for a new owner to move straight in and enjoy.

Troon Walk forms part of a modern residential development within Hebburn, conveniently positioned for access to a range of local amenities, schools and leisure facilities. Excellent transport links are available nearby, with Hebburn town centre offering a variety of shops and services, while road networks provide easy access to both Newcastle and Sunderland. The area is also well served by public transport, making it a popular

Offers in the region of £165,000

1 Troon walk

Hebburn NE31 2SD

2 1 1 B

- MODERN RESIDENTIAL DEVELOPMENT
- TWO DOUBLE BEDROOM TERRACED HOME
- SPACIOUS LOUNGE/DINER WITH FRENCH DOORS TO REAR GARDEN
- GROUND FLOOR WC
- BLOCK-PAVED DRIVEWAY PROVIDING OFF-STREET PARKING
- ENCLOSED REAR GARDEN WITH PATIO, DECKING AND LAWN
- USEFUL BUILT-IN STORAGE TO HALLWAY AND BEDROOM TWO
- CONVENIENTLY LOCATED FOR LOCAL AMENITIES AND TRANSPORT LINKS
- IDEAL FIRST-TIME BUY OR DOWNSIZE PROPERTY
- EPC GRADE B

Entrance Hallway
A welcoming entrance hallway accessed via a composite entrance door, featuring neutral décor, carpet flooring and a hard-wearing entrance mat. The hall provides access to the kitchen, ground floor WC and lounge/diner, while a built-in storage cupboard offers useful additional storage. Complete with a central heating radiator.

Kitchen
Situated to the front of the property, the kitchen is fitted with a range of white high-gloss wall and base units complemented by wood-effect work surfaces. Integrated appliances include an electric oven and gas hob with extractor canopy over, while there is also plumbing for a washing machine. A stainless steel sink unit is positioned beneath a UPVC double glazed window, allowing for plenty of natural light. Finished with wood-effect laminate flooring, the kitchen offers a practical and modern space for everyday use.

Ground Floor WC
Conveniently located on the ground floor, the cloakroom is presented with neutral décor complemented by a feature wall and wood-effect laminate flooring. Fitted with a low-level WC and a corner pedestal wash hand basin with mixer tap, the room provides a practical addition to the home's accommodation.

Lounge/Diner
Positioned to the rear of the property, this bright and well-proportioned lounge/diner is finished with light grey décor, complemented by a floral feature wall and carpet flooring. UPVC French doors, with matching glazed side panels, flood the room with natural light and provide direct access to the rear garden. Offering ample space for both seating and dining furniture, the room also benefits from a staircase leading to the first-floor accommodation.

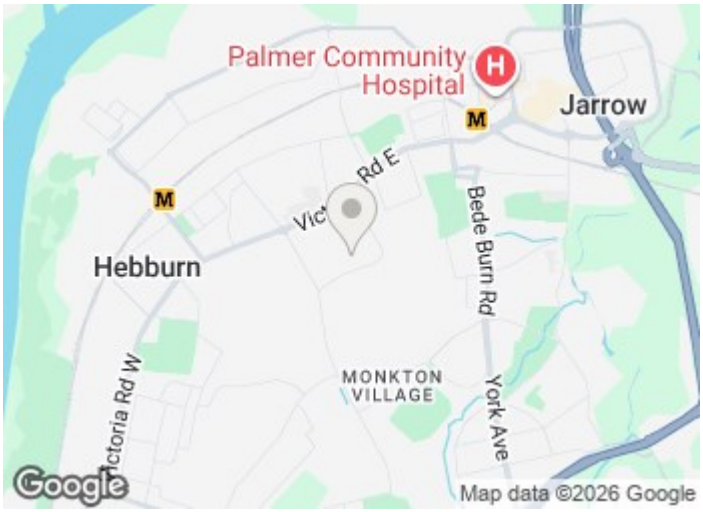
First Floor Landing
Finished with light grey décor and carpet flooring, the landing provides access to two bedrooms and the family bathroom, creating a central point to the first-floor accommodation.

Bedroom
A well-proportioned front-facing double bedroom, presented with neutral décor, a feature wall and carpet flooring. The room further benefits from a UPVC double glazed window and central heating radiator.

Bedroom
A well-proportioned rear-facing double bedroom, presented with neutral décor, a feature wall and carpet flooring. The room benefits from a UPVC double glazed window, central heating radiator and a useful built-in storage cupboard, providing practical additional storage space.

Bathroom
Fitted with a three-piece suite comprising a panelled bath with mixer tap, mains-fed shower over and glazed shower screen, pedestal wash hand basin with mixer tap, and a low-level WC. The room is finished with wood-effect vinyl flooring and partially tiled walls, while further benefits include a central heating radiator, shaving point and a UPVC double glazed window.

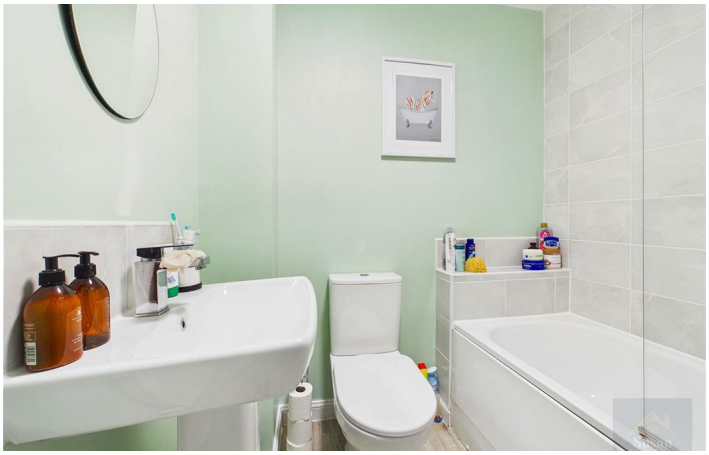
External
To the front of the property, a paved pathway leads to the entrance door and is bordered by a lawned garden, creating an attractive approach. The property further benefits from a block-paved driveway, providing off-street parking. To the rear, the enclosed garden has been designed for ease of maintenance, featuring a paved patio area, decking and a lawned section, offering a variety of spaces for outdoor seating and recreation. The garden also benefits from a shed, providing useful external storage.



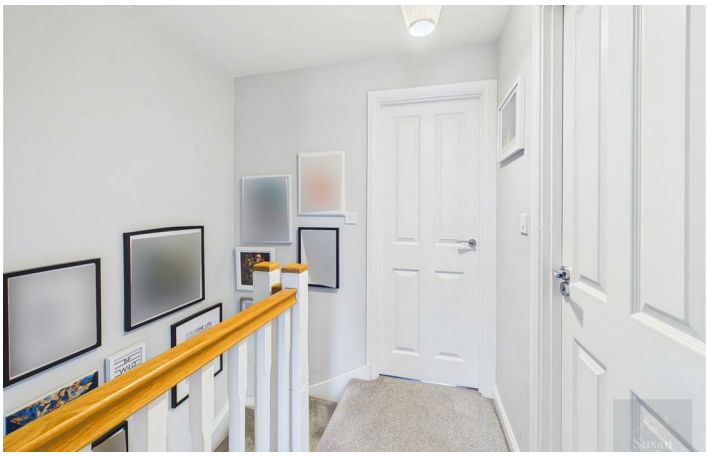
Directions





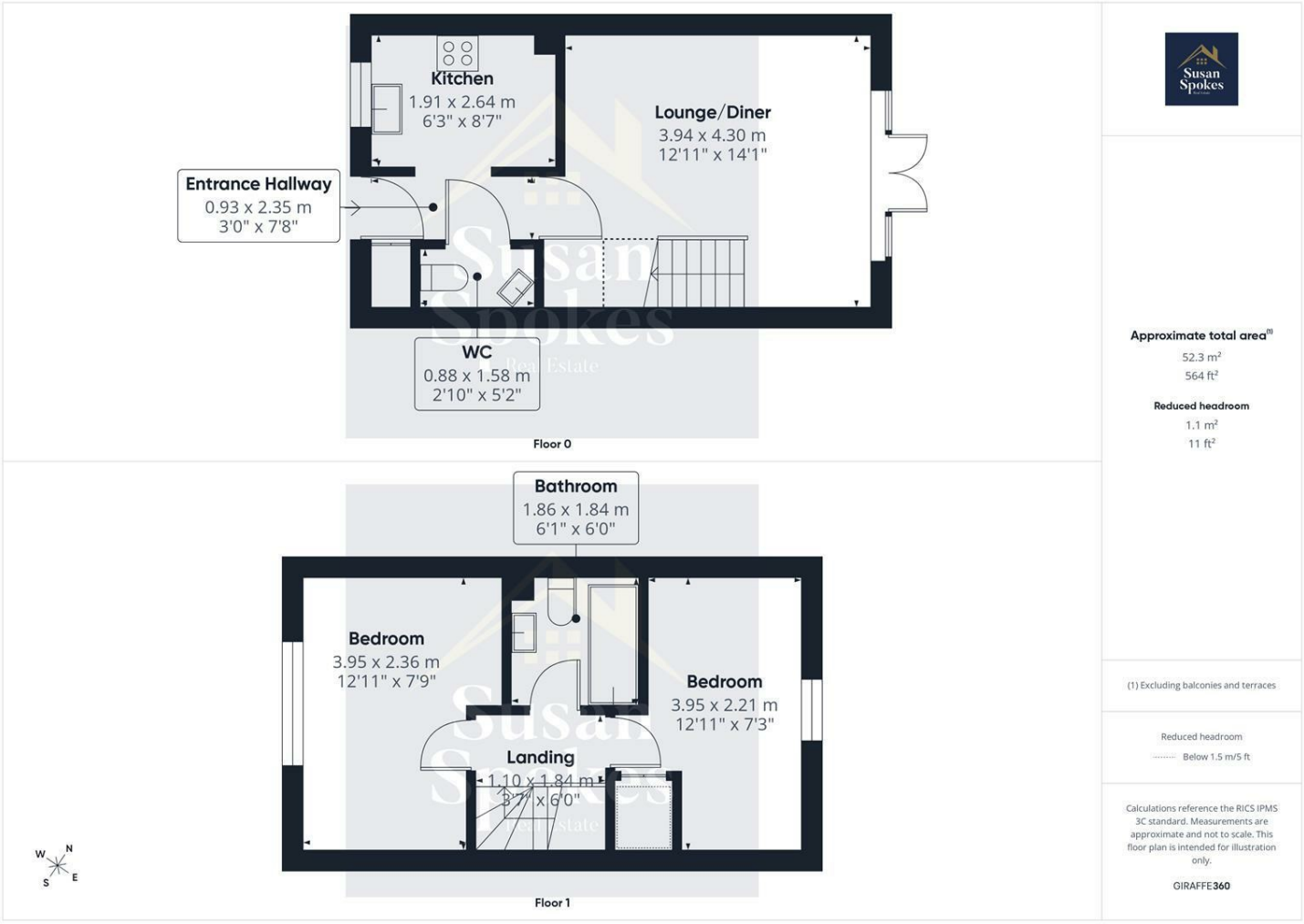




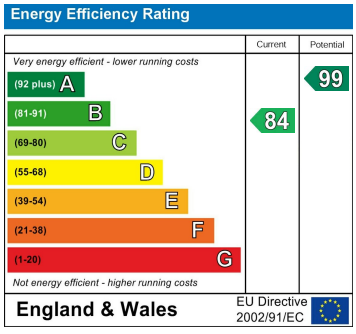




Floor Plan



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