



## 4 Barnard Grove

Low Simonside Jarrow, NE32 3TT

£189,950



Pleasantly situated in this small quiet cul de sac in Low Simonside, we are delighted to offer this rare find being one of a limited number of purpose built four bedroom Semi Detached Homes. A rare opportunity for those seeking a spacious family home. The bedrooms are all a great size and with two good reception rooms, a fitted kitchen and a separate utility or home office, this property is ideal for families looking for room to grow. Recently decorated and with new flooring, this immaculate home offers a blank canvas for those ready to move. Outside there are good sized simple gardens and a wide concrete drive for the all important off street parking. No Onward Chain makes viewing a must.





Entrance hall

Via a PVCu front door to the hall with stairs to the first floor, laminate floor and a radiator

Living room

To the rear with feature fire surround and an electric fire, laminate floor and a radiator

Sitting/Dining room

To the front of the home, this could be a sitting room or utilised as a dining room, radiator

Kitchen

A modern styled kitchen with neat clean lines comprising base units and work surfaces housing a sink unit, electric hob, double oven, tiled splash backs and laminate floor

Lobby

A rear lobby with space for a fridge freezer and laminate floor

Cloaks WC

WC and laminate floor

Utility/study

Off the entrance hall there is a lobby ideal for cloaks and additional storage which gives access to the utility or potential for a home office. This is fitted with base units and work surfaces with plumbing for a washer and tiled splashbacks, laminate floor

First floor

Landing

Bathroom

A good sized bathroom with clad walls for easy cleaning and maintenance. There is a bath with with mixer shower tap and shower screen, a large vanity unit with wash basin, WC and a towel radiator

Bedroom 1

Built in cupboard and a radiator

Bedroom 2

Fitted wardrobes with storage, built in cupboard, radiator

Bedroom 3

Accessed via a lobby with loft hatch and ladder, a door leads to the bedroom with boiler cupboard and a radiator

Bedroom 4

Radiator

External

To the front is a large concreted hard stand allowing for plenty off street parking. There is a lawned garden area, whilst to the rear is an enclosed lawned garden with flower/veg beds, concreted patio area and an outside tap.

Note

Freehold title. Council Tax Band B, Mains Services Connected, Flood Risk none. Broadband Basic 3 Mbps, Superfast 72 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV availability BT and Sky. Mobile Coverage O2 and Vodafone likely. EE and Three Limited.

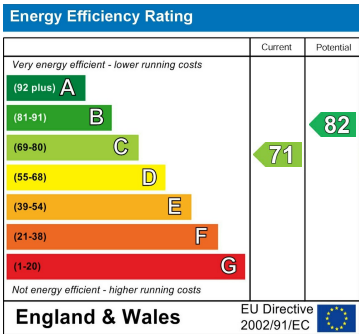
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.