



85 York Avenue

Jarrow, NE32 5QW

Offers Around £440,000





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## Entrance porch

A lovely sun porch with West aspect over the front garden and through to

## Entrance hall

An impressive entrance hall with stairs to the first floor having a cupboard under, hardwood floor and oak internal doors to the rooms, radiator

## Living room

Set to the rear this extended room has French doors to the garden, a feature fire surround with a gas fire and a radiator

## Dining room

To the front with a bay window and a fire surround with an electric stove effect fire, laminate floor and a radiator

## Kitchen diner

A superb L shaped room with dining area that flows into the fitted kitchen. There is an oyster slate tiled floor, a butler sink set in hardwood work surfaces and a range of wall and base units. There is a double filter hood, integrated dishwasher and tiled splash backs, radiator

## Utility

Oyster slate tiled floor, plumbed for a washer and a door to the garden.

## Bedroom5/home office

This could be a great ground floor fifth bedroom, ideal for multi generational living, or a home office /study with laminate floor and a radiator

## En suite shower room

A wet shower area with mixer shower, wash basin and WC, clad walls.

## First floor

A large galleried style landing with loft access via hatch and ladder with some flooring.

## Bedroom 1

To the side extension with a lovely stained glass gable window. The room runs from front to rear, comes with sliding wardrobe doors that conceal access to a great sized walk in wardrobe and also access to the en suite. The bedroom has a radiator

## En suite shower room

A shower enclosure with both drencher and spray shower heads, black framed shower doors, vanity unit with wash basin, WC, clad walls and a black towel radiator

## Bedroom 2

Bay window, a range of fitted wardrobes, laminate floor and a radiator

## Bedroom 3

A range of fitted wardrobes with overhead storage and bedside drawers, radiator

## Bedroom 4

Radiator

## Bathroom

A luxurious and timeless bathroom with a four

piece suite with a roll top bath and mixer shower tap, wash basin and WC, large walk in shower area with both drencher and spray shower heads, clad tiled effect walls and LVT floor, spot lights and chrome towel radiator

### External

A super corner garden site with rear access via double gates that could provide ample off street parking, yet the rear patio garden area is a pure joy for outside entertaining and relaxing. There is a raised deck area leading to lawned gardens and path onto the patio which has a bar, a large summerhouse/home office /man cave, two large garden sheds and an outside tap. This is a wonderful space and just has to be seen.

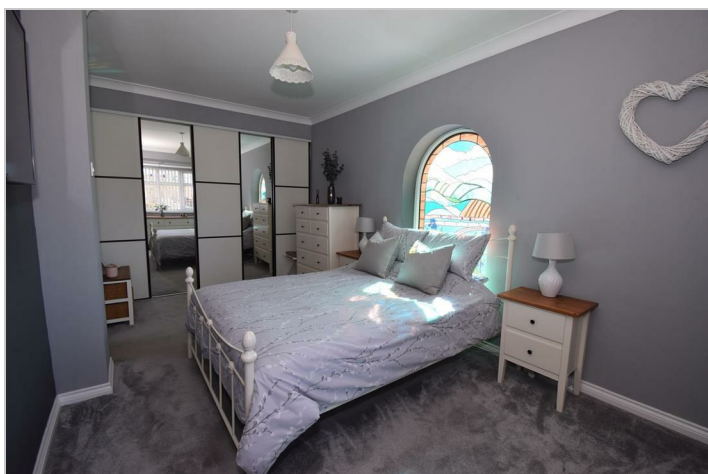
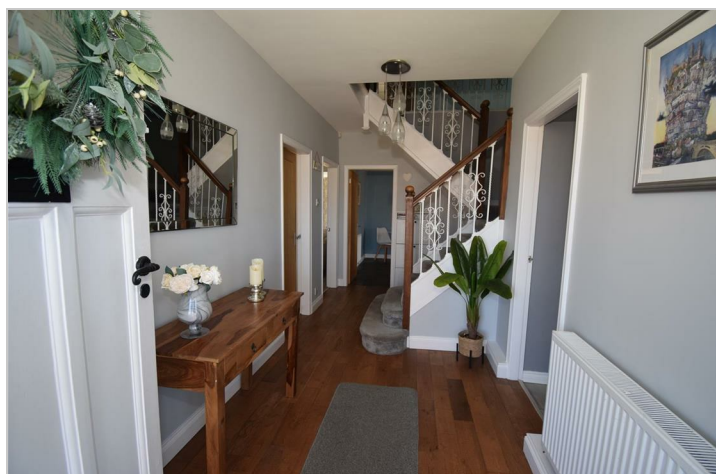
### Summer house

The summerhouse/home office/man cave is insulated and has French doors opening to the patio

### Note

Freehold Title, Council Tax Band C, Mains

Services Connected, Flood Risk very low. Broadband Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT and Sky, Mobile Coverage O2, Vodafone and EE likely, Three limited.



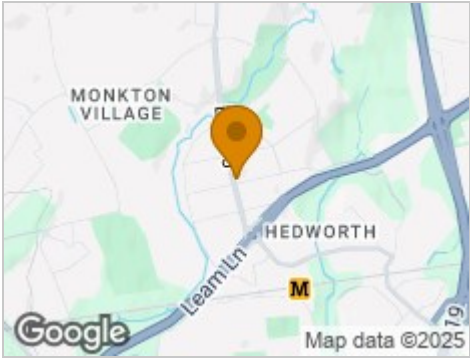
Road Map



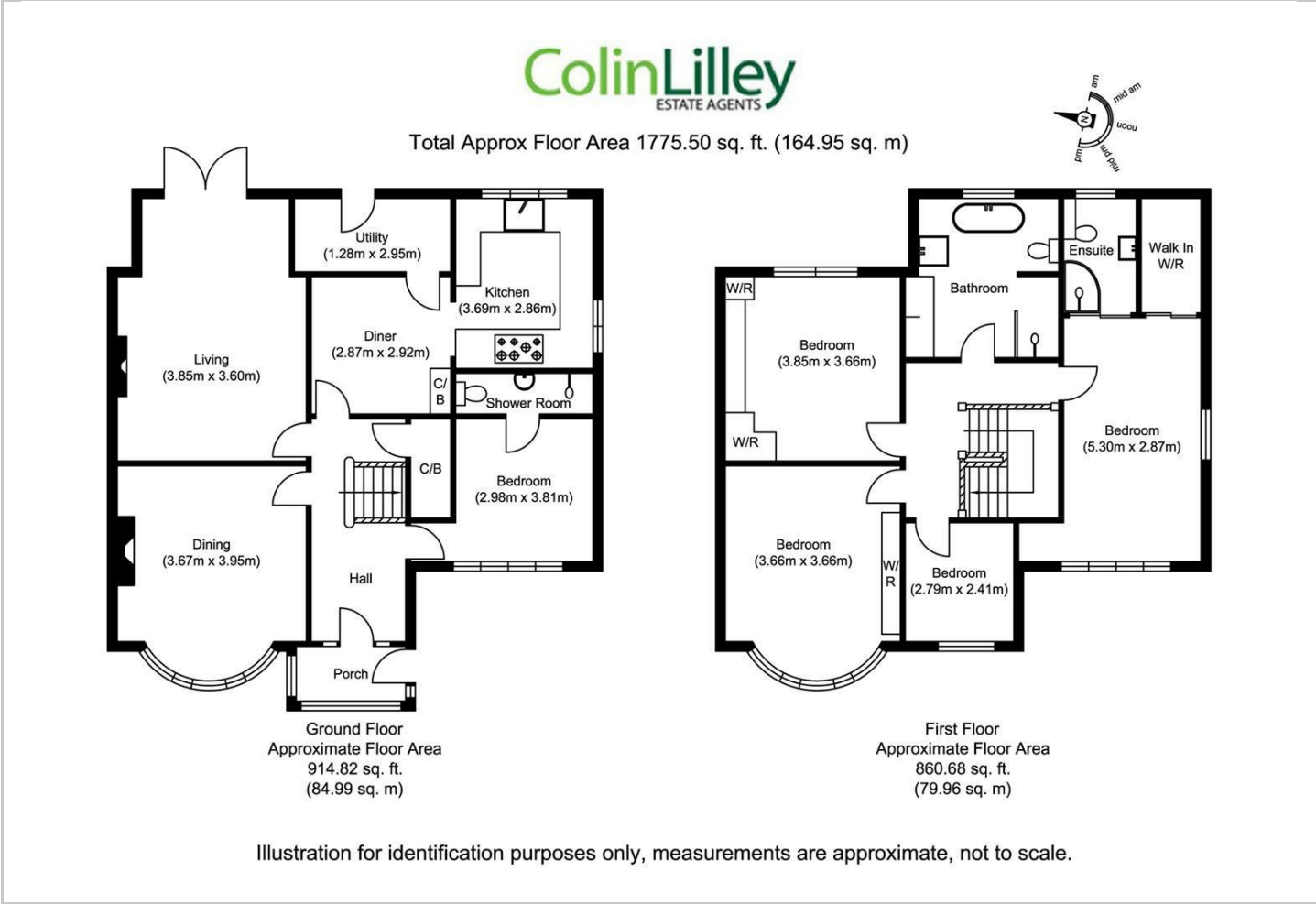
Hybrid Map



Terrain Map



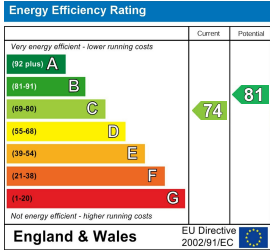
Floor Plan



Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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