



## 95 Stirling Avenue

Jarrow, NE32 4HR

**£150,000**



Delighted to offer this lovely family home sitting on generous garden plot in this popular and convenient location. The home has been upgraded internally and externally with external insulated brick finish cladding, a modern style bathroom and kitchen, comes with a log burner to the lounge and offers three bedrooms, lounge and dining room, the kitchen and bathroom. Benefits include gas central heating and double glazing. Ideal for a couple or young family, viewing is a must to appreciate



## Entrance hall

Via a composite front door with stairs to the first floor, radiator

## Living room 14'5" x 11'7" (4.40 x 3.55)

Oak mantel beam over a log burning stove with a stone hearth, radiator and double doors to

## Dining room 8'5" x 8'3" (2.58 x 2.52)

French doors to the garden, radiator

## Kitchen 10'2" x 8'8" (3.11 x 2.66)

Fitted with wall and base units with worktops housing a sink unit, electric hob with filter hood over and eye level double oven, tiled splash backs and ceiling spot lights, laminate floor. There is a large built in under stairs utility cupboard that houses the washer etc.

## First floor

Landing

## Bedroom 1 11'11" x 11'10" (3.64 x 3.62)

Alcove cupboard, radiator

## Bedroom 2 11'0" x 9'6" (3.36 x 2.90)

Radiator

## Bedroom 3 8'6" x 7'10" (2.60 x 2.41)

Stairhead wardrobe/cupboard, dresser and a radiator

## Bathroom 7'8" x 5'1" (2.35 x 1.55)

A modern styled fully tiled bathroom with a shower bath with mixer shower over having both drencher and spray heads, shower screen. Vanity units housing the wash basin and WC, tiled floor and a towel radiator

## External

Front garden with a drive for off street parking. To the rear is a generous garden plot, laid to lawn and with a porcelain tiled patio.

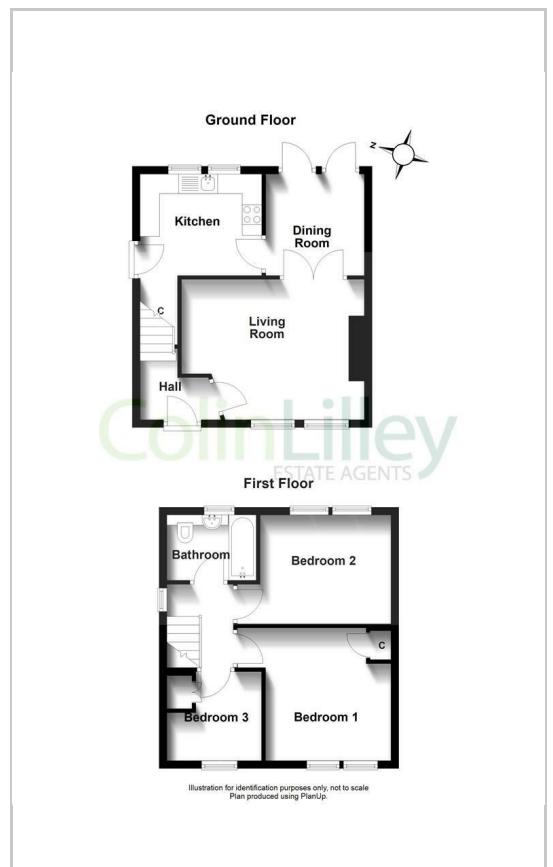
## Note

Freehold Title, Council Tax Band A. Unity construction type pre fabricated style home with external brick facing and insulation added by the council. Mains Services Connected. Flood Risk very low. Broadband Basic 25 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and Three likely, Vodafone and EE limited

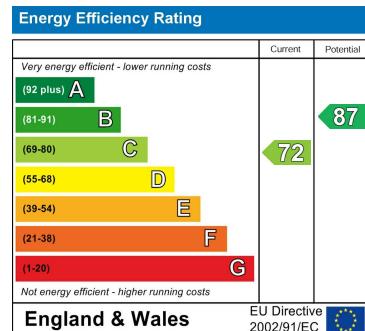
## Area Map



## Floor Plans



## Energy Efficiency Graph



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