



37 Hexham Avenue

Hebburn, NE31 2JQ

£124,950



Ideal for the young couple, first time buyer or small family, a decent sized two bedroom Mid Terraced Home on a good plot with a large summerhouse and workshop/shed in the rear garden giving an added dimension to the home. There is double glazing and gas central heating with the accommodation of a lounge, kitchen diner with some integrated appliances, the two bedrooms and a bathroom with shower over the bath. Offered with no onward chain, early viewing a must for this great proposition.



Entrance hall

Stairs to the first floor, radiator

Living room 16'11" x 10'4" (5.17 x 3.17)

Feature fire surround, French doors to the garden, radiator

Kitchen diner 16'11" x 11'11" (5.17 x 3.64)

Fitted with wall and base units having contrasting work surfaces and housing a sink unit, electric hob with oven under and filter hood over, integral fridge freezer, space for appliances, breakfast bar area and a built in cupboard with the central heating boiler, laminate floor, tiled splash backs and a radiator

First floor

Landing

Bedroom 1 16'11" x 10'5" (5.17 x 3.18)

Radiator

Bedroom 2 10'11" x 9'0" (3.35 x 2.75)

Open storage area, radiator

Bathroom 6'2" x 5'7" (1.88 x 1.71)

Bath with a mixer shower over, wash basin and WC, part tiled walls, laminate tiled effect flooring and a towel radiator

External

To the rear is a large summerhouse with double glazing and French doors. There is a large workshop/storage shed ideal for bikes and garden furniture etc. The garden has lawns and decking, whilst to the front are walled lawned gardens with a block paved path.

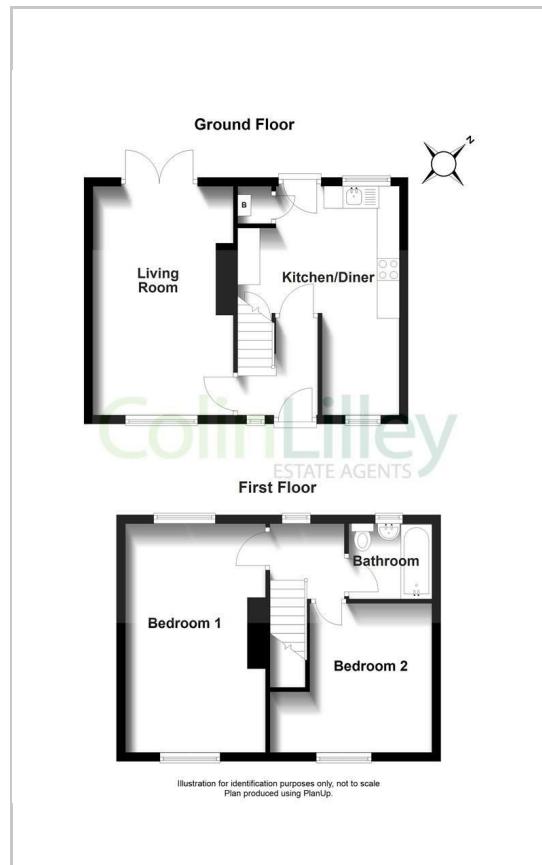
Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 48 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, EE and Three all limited.

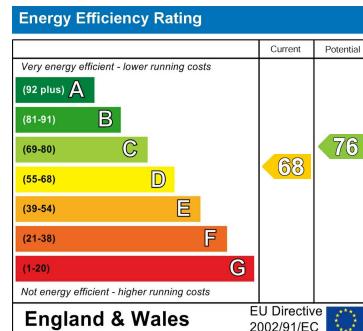
Area Map



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.