



## 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.

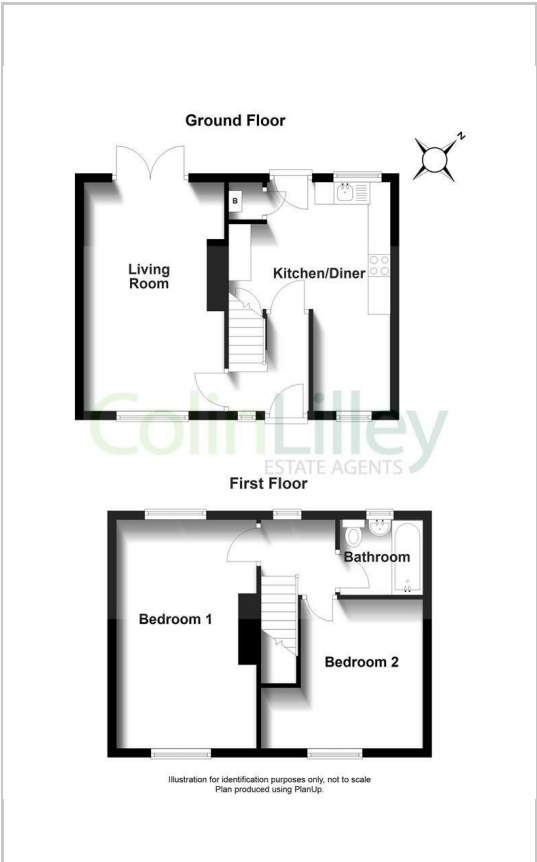
Note

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.

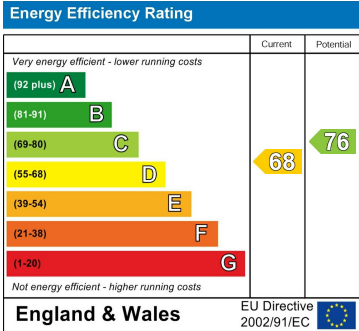
Area Map



Floor Plans



Energy Efficiency Graph



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