



## 4 Etal Crescent

Jarrow, NE32 3RD

Offers Around £130,000



Offering great potential to renovate and transform to your specifications, a great sized Semi Detached Home with gardens and drive. The ground floor space is great and comes with two reception rooms, a conservatory, kitchen and shower room, whilst to the first floor there are three bedrooms and a bathroom. The home is centrally heated and has had the roof renewed, yet the scope to alter is superb. Offered with No Onward Chain, viewing is a must.



### Entrance porch

Through to

### Entrance hall

Stairs to the first floor

### Living room 17'0" x 10'11" (5.20 x 3.34)

With a feature fire surround and leading through to the conservatory via a French door

### Conservatory 10'1" x 8'10" (3.08 x 2.70)

Overlooking the rear garden

### Dining room 11'4" x 9'4" (3.47 x 2.87)

A good sized dining room off the kitchen and hall

### Kitchen 14'6" x 13'10" (4.43 x 4.23 )

An L shape kitchen with wall and base unit housing a sink and electric cooker. There's a cupboard and access to the garden with the shower room off the kitchen

### Shower room 6'5" x 6'1" (1.98 x 1.86)

This could easily be a great utility cloaks and currently comes with a separate shower enclosure with a mixer shower, wash basin and WC, central heating boiler

### First floor

A good sized landing with a built in cupboard.

### Bedroom 1 11'8" x 11'1" (3.56 x 3.40)

Double aspect windows and a built in cupboard

### Bedroom 2 11'0" x 8'3" min (3.36 x 2.53 min)

An open storage area.

### Bedroom 3 8'6" x 8'0" (2.60 x 2.44)

A good third bedroom

### Bathroom 8'7" x 5'5" (2.63 x 1.67)

Three piece suite of bath with an electric shower over, wash basin and WC, part tiled walls and a radiator

### External

To the front is a garden and a drive, with additional drive behind wooden gates. To the rear are mature gardens, various sheds and an external tap.

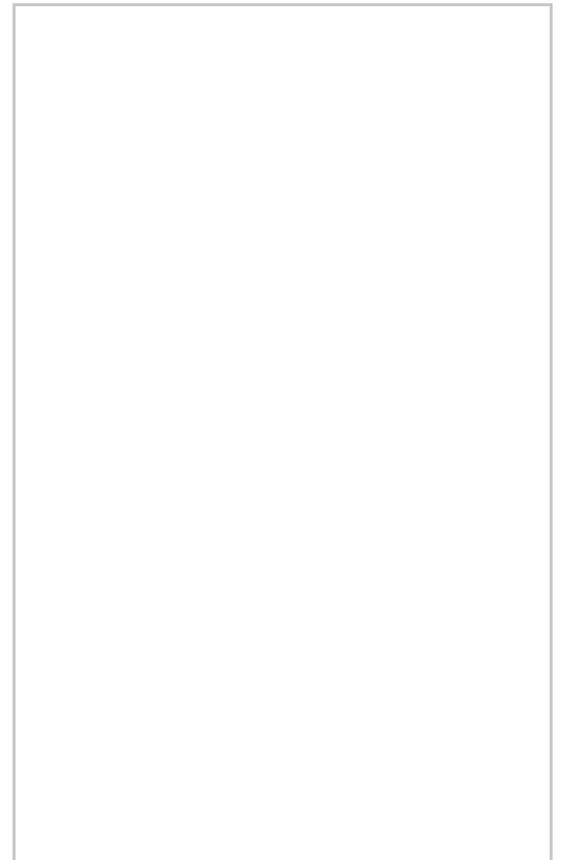
### Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three limited.

### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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