



58 Campbell Park Road

Hebburn, NE31 1QF

£150,000



A wonderful double fronted Semi Detached Home on a large corner site offering so much scope to extend and grow into if required. This prominently positioned home offers three bedrooms and a shower room, has two great reception rooms and a kitchen diner with cloaks WC and sun porch to an enclosed side paved garden that leads to a drive and then the wrap around lawned gardens. Benefits from gas central heating double glazing and no onward chain. A superb proposition and perfectly positioned to take advantage of all Hebburn has to offer.



Entrance hall

With stairs to the first floor and doors to the main rooms

Living room 14'11" x 10'10" (4.57 x 3.31)

With a feature fire surround with a gas fire, double aspect windows and a radiator

Dining room 11'11" x 10'0" (3.64 x 3.06)

Double aspect windows and a radiator

Kitchen diner 16'0" x 9'7" (4.89 x 2.94)

Fitted with a range of wall and base units housing a sink, electric hob with filter canopy over, eye level double oven, built in cupboard, laminate tiled effect floor and a radiator

Cloaks WC

Off the rear sun porch with a wash basin and WC, laminate floor

Sun porch

Rear hall/porch area with a door to the garden and cloaks WC off.

First floor

Landing

Bedroom 1 14'11" x 10'0" (4.55 x 3.06)

A built in cupboard/wardrobe and a range of fitted wardrobes, double aspect windows and a radiator

Bedroom 2 12'3" x 9'11" (3.75 x 3.04)

Fitted wardrobes with sliding doors, radiator

Bedroom 3 9'10" x 6'8" (3.00 x 2.04)

Radiator

Shower room

Corner shower enclosure with an electric shower, wash basin, tiled walls and a radiator

Separate WC

WC

External

To the side is a large enclosed patio garden area with a garden shed. Potential exists to extend or build a garage in this location (subject to planning) Access is onto the front paved drive for ample off street parking and there are wrap around lawned gardens with a wall.

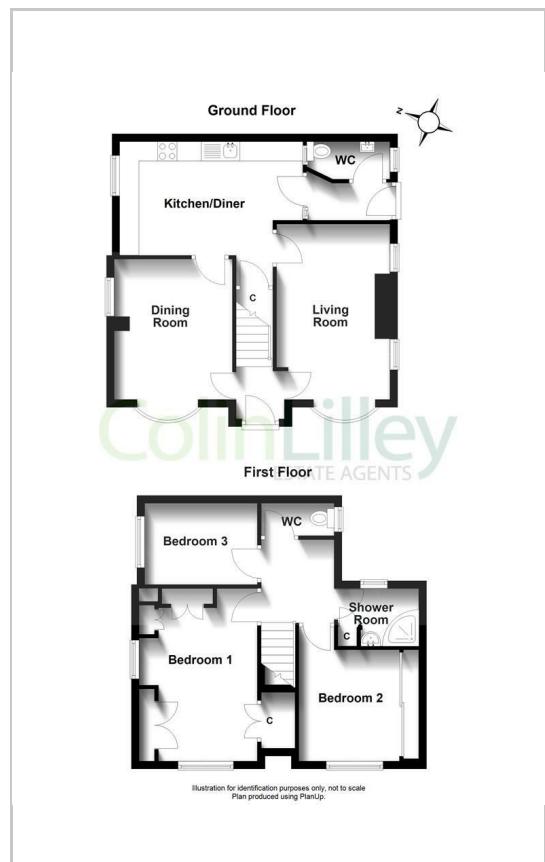
Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 7 Mbps, Superfast 60 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone and EE Likely, Three limited

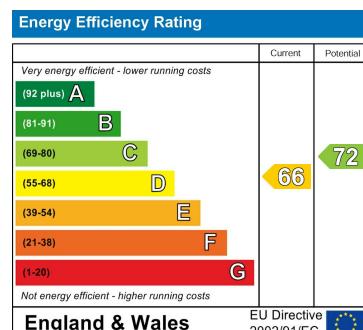
Area Map



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.