



## 4 Barnard Grove

Low Simonside Jarrow, NE32 3TT

**£189,950**



Pleasantly situated in this small quiet cul de sac in Low Simonside, we are delighted to offer this rare find being one of a limited number of purpose built four bedroom Semi Detached Homes. A rare opportunity for those seeking a spacious family home. The bedrooms are all a great size and with two good reception rooms, a fitted kitchen and a separate utility or home office, this property is ideal for families looking for room to grow. Recently decorated and with new flooring, this immaculate home offers a blank canvas for those ready to move. Outside there are good sized simple gardens and a wide concrete drive for the all important off street parking. No Onward Chain makes viewing a must.



## Entrance hall

Via a PVCu front door to the hall with stairs to the first floor, laminate floor and a radiator

## Living room

To the rear with feature fire surround and an electric fire, laminate floor and a radiator

## Sitting/Dining room

To the front of the home, this could be a sitting room or utilised as a dining room, radiator

## Kitchen

A modern styled kitchen with neat clean lines comprising base units and work surfaces housing a sink unit, electric hob, double oven, tiled splash backs and laminate floor

## Lobby

A rear lobby with space for a fridge freezer and laminate floor

## Cloaks WC

WC and laminate floor

## Utility/study

Off the entrance hall there is a lobby ideal for cloaks and additional storage which gives access to the utility or potential for a home office. This is fitted with base units and work surfaces with plumbing for a washer and tiled splashbacks, laminate floor

## First floor

Landing

## Bathroom

A good sized bathroom with clad walls for easy cleaning and maintenance. There is a bath with mixer shower tap and shower screen, a large vanity unit with wash basin, WC and a towel radiator

## Bedroom 1

Built in cupboard and a radiator

## Bedroom 2

Fitted wardrobes with storage, built in cupboard, radiator

## Bedroom 3

Accessed via a lobby with loft hatch and ladder, a door leads to the bedroom with boiler cupboard and a radiator

## Bedroom 4

Radiator

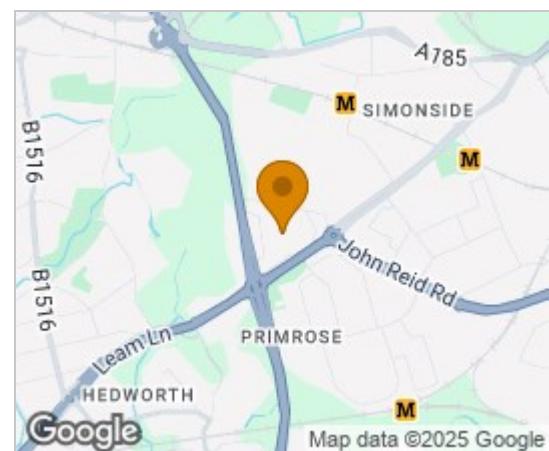
## External

To the front is a large concreted hard stand allowing for plenty off street parking. There is a lawned garden area, whilst to the rear is an enclosed lawned garden with flower/veg beds, concreted patio area and an outside tap.

## Note

Freehold title. Council Tax Band B, Mains Services Connected, Flood Risk none. Broadband Basic 3 Mbps, Superfast 72 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV availability BT and Sky. Mobile Coverage O2 and Vodafone likely. EE and Three Limited.

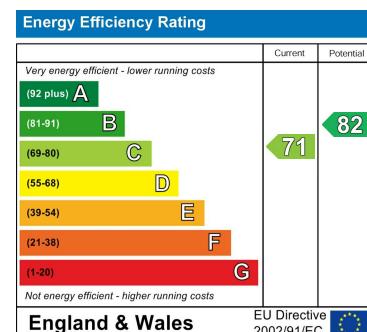
## Area Map



## Floor Plans



## Energy Efficiency Graph



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