



31 Parliament Street, Hebburn, Tyne & Wear, NE31 1ED

Offers Over £105,000



## Key features

- MID TERRACED HOUSE
- TWO BEDROOMS
- BATHROOM WITH SHOWER
- FITTED KITCHEN
- PEDESTRIAN FRONTAGE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZIG
- VIEWING ADVISED
- CLOSE TO TOWN CENTRE
- NO ONWARD CHAIN



## Description

Parliament Street, Hebburn, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and modern living space. Recently refurbished, the property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a stylish home.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The property features a pedestrian frontage, enhancing its appeal and providing a pleasant view from the street. The bathroom is thoughtfully designed, ensuring convenience and comfort for everyday living.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and hassle-free purchase process. This is particularly advantageous for first-time buyers or those looking to move quickly.

Located in the heart of Hebburn, the house benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing convenient access to public transport links for those commuting to nearby cities.

In summary, this recently refurbished mid-terrace house on Parliament Street is a fantastic opportunity for anyone looking to settle in a vibrant community. With its modern features, two bedrooms, and no onward chain, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.



ENTRANCE

LOUNGE/BEDROOM THREE

11 x 9'5

KITCHEN

11'7 x 7'6

BEDROOM ONE

13'1 x 10

BEDROOM TWO

11 x 10'1

BATHROOM

EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent







has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Parliament Street



Ground Floor

First Floor

Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

69

87

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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