



### 3 bed semi-detached house to buy in NE31

Benedict Lane, The Maples, Hebburn, Tyne and Wear, NE31 2GA

**£190,000** Offers Over

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ THREE BEDROOM SEMI-DETACHED
- ✓ THE MAPLES
- ✓ EN-SUITE MASTER BEDROOM
- ✓ DRIVEWAY
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents welcome to the market this well presented Three Bedroom Semi-Detached located on the popular Benedict Lane, The Maples, Hebburn.

Tucked away on a quiet cul-de-sac on the popular Maples development, this family home is sure to appeal to a host of buyers! On entrance, a bright Hallway leads to the Kitchen/Diner and on to a spacious Lounge which overlooks the rear Garden through French doors. Three well proportioned Bedrooms are to the first floor, Bedroom One boasting En-Suite facilities, and the Family Bathroom.

The property is ideally located for local amenities with the centre of both Hebburn & Jarrow nearby for local shops, pubs & cafes, with public transport also on hand for travel to Newcastle City Centre, Sunderland City Centre, South Shields & the coast. Excellent local road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance/Hall, Kitchen/Diner, Cloak & Lounge. To the first floor lies Bedroom One w/ En-Suite, Bedroom Two, Bedroom Three & the Family Bathroom. Externally to the rear is a large private Garden with lawn & patio area and to the front a private Garden with Driveway leading to the Entrance.

Call Pattinson Jarrow on 0191 4897431 or email [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £190,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External Front

Private garden with decorative borders, driveway leading to entrance, gated access to rear aspect;

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## Entrance/Hallway

4.67m x 1.95m (15'3" x 6'4")

Part glazed door leading to entrance, stairs to first floor, gas central heating radiator, built in storage;



## Kitchen/Diner

3.52m x 2.96m (11'6" x 9'8")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, integrated electric oven, gas hob with extractor over, tiled splashbacks, space for fridge freezer, plumbing for washing machine, combi boiler, gas central heating radiator, double glazed window to front aspect;



## Cloak

1.77m x 0.94m (5'9" x 3'1")

W/C, pedestal wash hand basin, gas central heating radiator, tiled flooring, extractor;



## Lounge

4.60m x 3.57m (15'1" x 11'8")

Double glazed windows to rear aspect, gas central heating radiator, French doors leading to garden;



## First Floor Landing

2.83m x 1.41m (9'3" x 4'7")

Loft access, gas central heating radiator;



## Bedroom One

2.73m x 2.55m (8'11" x 8'4")

Double glazed window to front aspect, gas central heating radiator;



## Bedroom One En-Suite

1.63m x 1.63m (5'4" x 5'4")

A suite consisting of shower cubicle with mains shower, pedestal wash hand basin, W/C, part tiled walls, tiled flooring, gas central heating radiator, extractor, double glazed window to front aspect;



## Bedroom Two

3.59m x 1.89m (11'9" x 6'2")

Double glazed window to rear aspect, gas central heating radiator;



## Bedroom Three

3.59m x 1.89m (11'9" x 6'2")

Double glazed window to rear aspect, gas central heating radiator;



## Bathroom

1.92m x 1.59m (6'3" x 5'2")

A white suite consisting of bath, pedestal wash hand basin, W/C, part tiled walls, tiled flooring, gas central heating radiator, extractor;

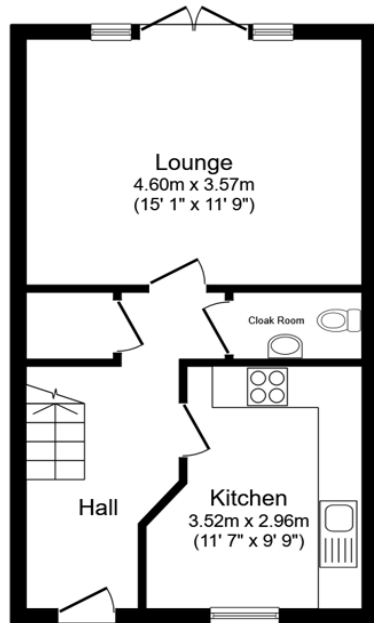


## **External Rear**

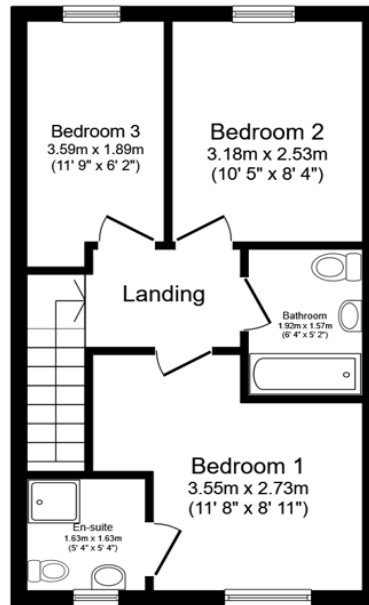
Private enclosed garden with lawn, paved patio, external storage, external water source, gated access to rear aspect;

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## **External Rear (Additional)**



**Ground Floor**  
Floor area 38.0 sq.m. (409 sq.ft.)



**First Floor**  
Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 76.0 sq.m. (818 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	78	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Benedict Lane, The Maples, Hebburn, Tyne and Wear, NE31 2GA

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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