



## 2 bed terraced house to buy in

Selby Court, Jarrow, Tyne and Wear, NE32  
3JF

**£70,000** Starting Bid

🏠 x2 🚿 x1 🚿 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ TWO BEDROOM MID TERRACE
- ✓ BRIGHT & AIRY LOUNGE
- ✓ OPEN PLAN KITCHEN / DINER
- ✓ PRIVATE FRONT & REAR GARDEN
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents welcome to the Auction market this well presented two-bedroom, mid-terraced house located in the heart of Jarrow.

As you step inside, you'll be greeted by a bright and airy lounge, offering an inviting atmosphere to relax or entertain. The well-planned layout ensures that light streams into every corner of the room, creating a lively and pleasant space. Complementing the lounge, the property boasts an open plan kitchen/diner. This versatile space allows for both comfortable dining infused with natural light, the kitchen area offers a design with ample storage and preparation space. The house comes with two extremely well-proportioned bedrooms that offer a tranquil retreat. The family bathroom provides practicality and a sense of calm.

Located in Jarrow, the house enjoys a good location within easy reach of local amenities, whilst offering peace and privacy. Externally, the property is as impressive as it is on the inside, with an easy to maintain aspect that makes it a perfect match for those craving a life of convenience without compromising on style or comfort.

In summary, this two-bedroom mid-terraced house in Jarrow is a fantastic opportunity for first-time buyers, investors or small families. With its spacious interior open plan kitchen/diner, bright lounge and excellent location, this abode is both a comfortable and stylish place to call home. Don't miss the chance to view this property, contact Pattinson Estate Agents to arrange your viewing today!

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Terraced House

Parking: On Street

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private enclosed walled garden, porcelain patio, path leading to entrance;



## Porch

0.87m x 1.67m (2'10" x 5'5")

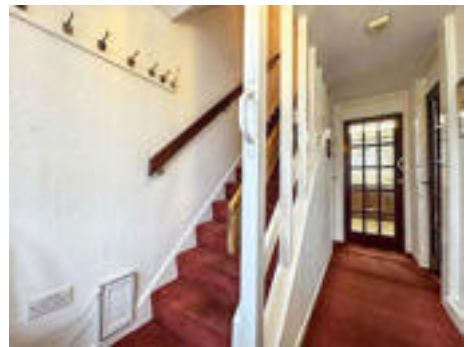
Composite part glazed door leading to entrance complemented by double glazed windows, quarry tiled flooring, oak glazed door to;



## Hallway

3.81m x 1.75m (12'6" x 5'8")

Stairs to first floor, built in storage, gas central heating radiator, oak glazed doors to;



## Lounge

3.79m x 3.38m (12'5" x 11'1")

Double glazed window to front aspect, electric fire with feature marble surround, gas central heating radiator;



## Kitchen / Diner

2.70m x 5.32m (8'10" x 17'5")

A range of wall, base and display units complemented by roll top work, stainless steel sink with mixer tap over, free standing gas cooker, gas central heating radiator, space for fridge freezer, plumbing for washing machine, tiled flooring, double glazed windows to rear aspect, part glazed oak door to;



## Kitchen / Diner.



## Kitchen / Diner..



## Rear Porch

1.10m x 2.19m (3'7" x 7'2")

Part glazed composite door leading to rear garden complemented by double glazed windows, quarry tiled flooring;



## First Floor Landing

1.79m x 1.65m (5'10" x 5'4")

Loft access, built in storage (Combi Boiler), doors to;



## Bedroom One

2.73m x 4.83m (8'11" x 15'10")

Double glazed windows to front aspect, built in wardrobes, built in storage, gas central heating radiator;



## Bedroom Two

3.53m x 3.54m (11'6" x 11'7")

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



## Family Bathroom

1.57m x 1.43m (5'1" x 4'8")

A suite comprising; Shower cubicle with electric shower over, pedestal wash hand basin, tiled walls and flooring, gas central heating radiator, double glazed window to rear aspect;



## Cloak

1.57m x 0.61m (5'1" x 2'0")

W.c, part tiled walls, tiled flooring, double glazed window to rear aspect;



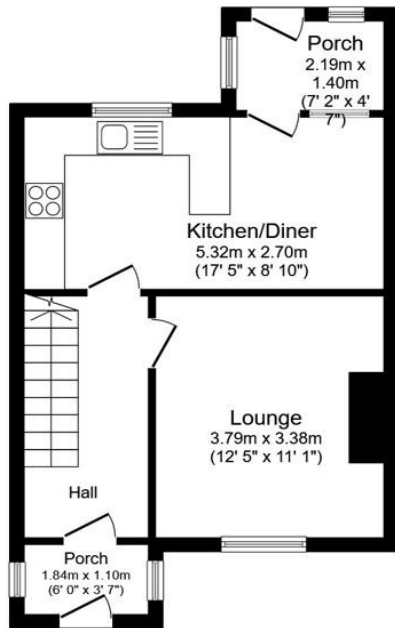
## External Rear

Private enclosed low maintenance garden, patio, external water source, external storage, shed, gated access to rear lane;

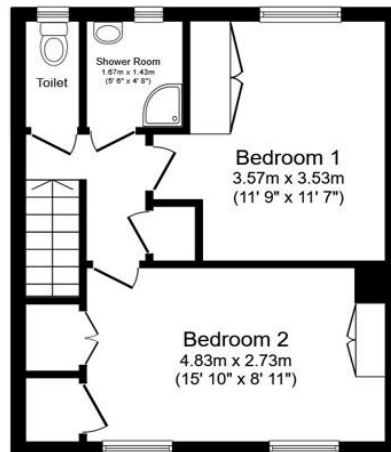


## External Rear.





**Ground Floor**  
Floor area 40.6 sq.m. (437 sq.ft.)



**First Floor**  
Floor area 35.1 sq.m. (377 sq.ft.)

Total floor area: 75.6 sq.m. (814 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>		
(69-80) <b>C</b>	72	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	

Selby Court, Jarrow, Tyne and Wear, NE32 3JF

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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