

# Reeds Rains

The Estate Agent

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)



Caroline Street, Jarrow, Tyne And Wear

**Offers in the region of £99,950**

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## Caroline Street, Jarrow, Tyne And Wear

A two bedroom mid terrace house which has been upgraded to a very high standard to also include a habitable loft space with velux window. This ideal home is ideally suited to the first time buyer/young family and has benefits to include a gas 'combi' central heating system, double glazing and is also close to local Metro links and town centre amenities. A brief internal inspection reveals:- lounge with feature gas fire and surround, modern re-fitted kitchen/dining room, white four piece bathroom suite, master bedroom with period style fire surround and a fixed staircase from the landing to habitable loft space with velux window. Viewing is strongly recommended.

### Hip Available

#### Entrance Hall

storage cupboard housing meters, laminate flooring

#### Hall

single radiator, under stairs storage cupboard, laminate flooring

#### Lounge 13'1" x 19'2" (into bay)

feature fire surround and living flame gas fire, double radiator

#### Kitchen / Dining Room 11'6" (to widest point) x 8'6" (to widest point)

refitted wall and floor units with contrasting work surface, one and a half bowl sink unit and single drainer, integrated automatic washing machine, integrated dishwasher, integrated gas hob and electric oven with extractor hood, space for fridge/freezer, wall mounted 'Baxi' combination boiler behind unit, laminate flooring, double radiator

#### First Floor Landing

door and fixed staircase behind to habitable loft space with laminate flooring electricity supply and velux window

#### Bathroom 8'6" x 7'8"

white four piece suite comprising:- low level w.c., pedestal hand wash basin, panelled bath, shower cubicle, part tiled walls, tile effect laminate flooring, double radiator

#### Bedroom 1 11'6" x 16'4"

period style fire surround, single radiator

#### Bedroom 2 6'10" x 8'9"

single radiator

#### Front Courtyard

stone chippings

#### Rear Yard

enclosed rear yard

#### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

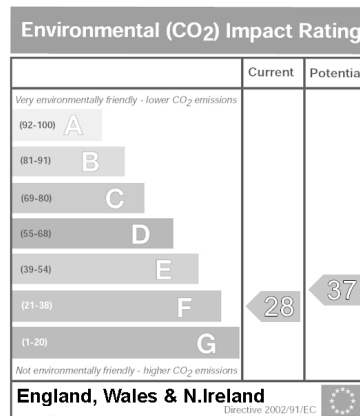
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

#### All Measurements

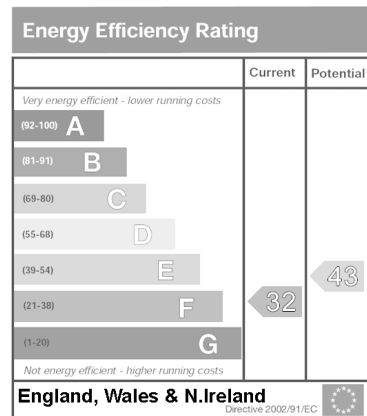
All Measurements are Approximate

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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