



## 2 bed flat to buy in NE29

West Avenue , North shields, tyne and wear, NE29 7JE

# £80,000

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

## Property features

✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Well-presented two-bedroom upper property offered chain free, making it an ideal purchase for first-time buyers or investors alike. The property benefits from spacious accommodation throughout and includes a private rear garden, perfect for outdoor relaxation and entertaining. Conveniently located close to local amenities, transport links, and schools, this home offers excellent value and viewing is highly recommended

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 87

Price: £80,000

Property Type: Flat

USPs: Garden

Parking: On Street

Heating: Gas

## Lounge



## Main bedroom



## Bedroom Two



## Kitchen



## Bathroom



## Garden





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>	74	75
(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	

West Avenue , North shields, tyne and wear, NE29 7JE

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

