



## 2 bed lower flat to buy in NE32

Breamish Street, Jarrow, Tyne and Wear,  
NE32 5SH

**£65,000** Offers Over

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ GROUND FLOOR FLAT
- ✓ TWO BEDROOMS
- ✓ TENANTED INVESTMENT
- ✓ SPACIOUS ROOMS THROUGHOUT
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ 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 Two Bedroom Flat located on the popular Breamish Street, Jarrow.

\*\*\* TENANTED INVESTMENT \*\*\*

The property is ideally located for local amenities with Jarrow Viking Shopping Centre just a short journey away with public transport from Jarrow Bus & Metro Interchange direct to Newcastle City Centre, South Shields & connections to Sunderland City Centre. Excellent local road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance, Hallway, Bedroom One, Bedroom Two, Lounge, Kitchen & Bathroom. Externally to the rear is a large private Courtyard with gated access to the rear aspect.

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

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £65,000

Property Type: Lower Flat

Parking: On Street

Construction materials: Brick and block

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



## Entrance/Hallway

3.73m x 0.96m (12'2" x 3'1")

UPVC part glazed door leading to Entrance, vinyl flooring, gas central heating radiator, built in storage;



## Bedroom One

3.97m x 4.60m (13'0" x 15'1")

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



## Bedroom Two

2.97m x 2.10m (9'8" x 6'10")

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



## Lounge

3.97m x 3.96m (13'0" x 12'11")

Double glazed window to rear aspect, gas central heating radiator, electric fire with feature surround, laminate flooring;



## Kitchen

3.77m x 2.61m (12'4" x 8'6")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, integrated electric oven, gas hob, tiled splashbacks, space for fridge freezer, laminate flooring, gas central heating radiator, double glazed window to side aspect, UPVC part glazed window to yard;



## Bathroom

3.23m x 1.57m (10'7" x 5'1")

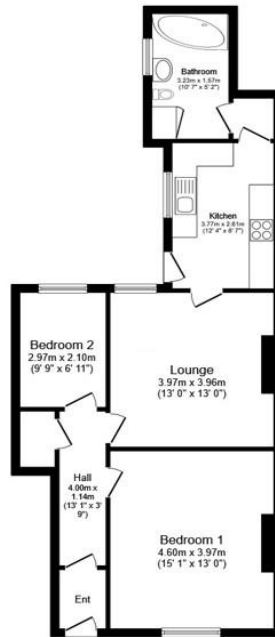
A white suit consisting of bath with handheld shower over, pedestal wash hand basin, W/C, gas central heating radiator, built in storage with combi boiler & plumbing for washing machine, double glazed window to side aspect;



## External Rear

Private enclosed Courtyard, external water source, gated access to rear lane;





**Floor Plan**

Floor area 67.0 sq.m. (721 sq.ft.)

Total floor area: 67.0 sq.m. (721 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>			75
(55-68) <b>D</b>		65	
(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	

Breamish Street, Jarrow, Tyne and Wear, NE32 5SH

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**

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