



### 3 bed upper flat to buy in NE32

Northbourne Road, Jarrow, Tyne and Wear, NE32 5JR

**£79,950**

**3** x3 **1** x1 **1** x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ SPACIOUS THREE BEDROOM UPPER FLAT
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ PRIVATE REAR COURT YARD
- ✓ EPC Rating D

## Key Information

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

## Description

Pattinson Estate Agents are thrilled to present this delightful Three Bedroom Upper Flat to the Residential Sale market. Situated in the highly sought-after area of Jarrow, this property offers a remarkable opportunity for home buyers and investors alike.

A charming sanctuary, this property boasts three (double) generously proportioned bedrooms, making it an ideal choice for a growing family or for those desiring added space.

The heart of the home is undoubtedly the spacious lounge, exuding both comfort and style. Bathed in natural light, it provides an idyllic setting for relaxation and entertainment. This space seamlessly integrates with the contemporary fitted kitchen. The modern kitchen is well-equipped, enhancing the overall functionality of the space and offering comfort and convenience on a daily basis, in addition there is a modern family bathroom to the rear of the property.

Being located in Jarrow, this home is well-positioned amidst an array of amenities such as schools, shops, and public transport lines, making this an exceptionally convenient living environment.

In conclusion, this three-bedroom upper flat in Jarrow skillfully combines space, style, and location to create a dwelling that is perfect for those seeking comfort, convenience and a place to call home.

Call Pattinson Jarrow to arrange an early viewing: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 978

Price: £79,950

Property Type: Upper Flat

Parking: On Street

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

## External Front



## Entrance/Hallway

Upvc part glazed door leading to entrance, stairs to first floor;



## First Floor Landing

2.36m x 2.65m (7'8" x 8'8")

Gas central heating radiator;



## Lounge

4.00m x 3.66m (13'1" x 12'0")

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



## Lounge.



## Bedroom One

4.45m x 3.66m (14'7" x 12'0")

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



## Bedroom Two

2.97m x 2.60m (9'8" x 8'6")

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



## Bedroom Three

3.02m x 2.66m (9'10" x 8'8")

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



## Kitchen

2.72m x 2.27m (8'11" x 7'5")

A range of wall & base units with contrasting work surfaces, 1.5 stainless steel sink with mixer tap over, integrated electric oven, gas hob with extractor over, plumbing for washing machine, space for fridge freezer, loft access, usb sockets, gas central heating radiator, vinyl flooring, combi boiler, loft access, stairs to court yard



## Kitchen.



## Kitchen..



## Family Bathroom

*2.11m x 1.80m (6'11" x 5'10")*

A suite comprising; Bath with mains shower over, pedestal wash hand basin, w.c, gas central heating radiator, tiled walls, vinyl flooring, double glazed window to side aspect;



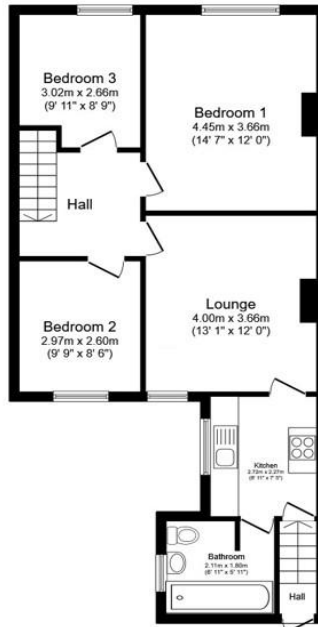
## Family Bathroom.



## External Rear

Private enclosed walled Court Yard, external storage, gated access to rear lane;





### Floor Plan

Floor area 67.8 sq.m. (730 sq.ft.)

Total floor area: 67.8 sq.m. (730 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>			
(55-68) <b>D</b>		61	67
(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	

Northbourne Road, Jarrow, Tyne and Wear, NE32 5JR

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

