



## 2 bed ground floor flat to buy in

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

**£80,000** Offers Over

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ TWO BEDROOM GROUND FLOOR
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ LARGE REAR COURT YARD
- ✓ 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 market this well presented Two Bedroom Ground Floor Flat located on Breamish Street, Jarrow.

This property is an ideal opportunity for first time buyers, downsizers, or those looking for a buy-to-let investment.

Upon entering the property, you are warmly greeted by a welcoming entrance hall which leads into the bright and airy lounge. The generous proportioned lounge provides an abundance of natural light, creating a pleasant and relaxed atmosphere. Perfect for cosy evenings in or to entertain guests.

Just off the lounge lies the stylish modern fitted kitchen. Fully equipped with well-maintained appliances and ample storage. The Two Bedrooms, offer ample space for double beds and accompanying furnishings. Each bedroom houses large windows providing plenty of natural light and a peaceful ambience, creating a perfect environment for relaxation.

An additional highlight of the property includes a family bathroom. Modern and functional, the bathroom is finished to a high standard and in excellent condition, offering a refreshing sanctuary after a long day.

Ideally situated in Jarrow, the property benefits from being close to local amenities, including shops, schools and public transport links, making the location as convenient as it is desirable.

In conclusion, this ground floor flat is a superb blend of modern design, comfort and space, ensuring it is the perfect place to call home. We highly recommend booking a viewing to appreciate all the property has to offer. Selling as a Residential Sale, do not miss this splendid opportunity to own a fantastic home in Jarrow.

Call Pattinson JARROW: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £80,000

Property Type: Ground floor flat

Parking: Off 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

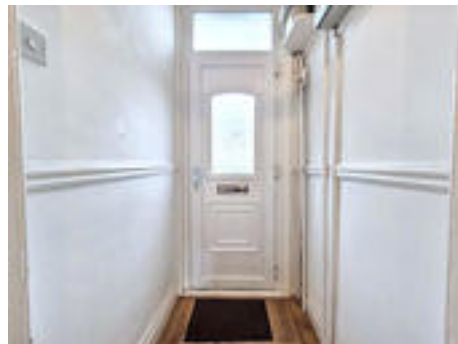
## External Front



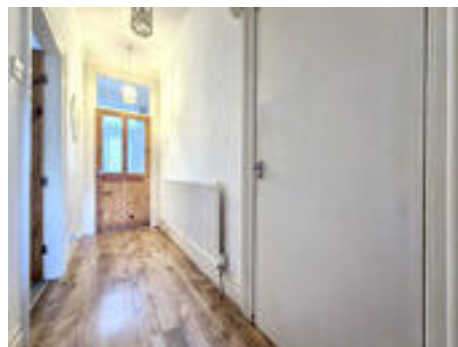
## Entrance/Hallway

5.44m x 1.13m (17'10" x 3'8")

Upvc part glazed door leading to entrance, gas central heating radiator, laminate flooring, built in storage;



## Entrance/Hallway.



## Bedroom One

4.09m x 4.09m (13'5" x 13'5")

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



## Bedroom Two

3.03m x 2.28m (9'11" x 7'5")

Double glazed window to rear aspect, gas central radiator;



## Lounge

4.97m x 4.09m (16'3" x 13'5")

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



## Kitchen

3.87m x 2.72m (12'8" x 8'11")

A range of wall and base units with contrasting work surfaces, 1.5 stainless steel sink with mixer tap over, tiled splashbacks, integrated electric oven, electric hob with extractor over, space for fridge freezer, combi boiler, gas central heating radiator, tiled flooring, double glazed window to side aspect, Upvc part glazed door leading to large rear Court Yard;



## Kitchen.



## Kitchen..



## Inner Hallway

0.89m x 2.29m (2'11" x 7'6")

Roll top work surface, plumbing for washing machine, tiled flooring, double glazed window to side aspect;



## Family Bathroom

1.80m x 2.29m (5'10" x 7'6")

A suite comprising; Bath with mains shower over, pedestal wash hand basin, w.c, extractor, shaving point, tiled walls and flooring, double glazed window to side aspect;



## External Rear

Private large walled court yard, Up & Over garage door providing off street parking, external lighting and water source;



## External Rear.





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>	71	76
(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	

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

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

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