



## 2 bed ground floor flat to buy in

Northcote Street, South Shields, Tyne and Wear, NE33 4BY

**£85,000** Offers Over

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ CONTEMPORARY & MODERN GROUND FLOOR FLAT
- ✓ TWO BEDROOMS
- ✓ MODERN FITTED KITCHEN & BATHROOM
- ✓ CLOSE TO AMENITIES & METRO TRANSPORT
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ 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 Northcote Street, South Shields.

The property is ideally located for local amenities & restaurants along with public transport from Chichester Metro for direct travel to Newcastle City Centre, South Shields Town Centre and connections to Sunderland City Centre. Excellent local road links give easy access to the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance/Hall, Bedroom One, Bedroom Two, Lounge, Kitchen, Inner Hall & the Bathroom. Externally to the rear is shared courtyard with gated access to the rear lane.

Call Pattinson South Shields on 0191 4540488 or email [south.shields@pattinson.co.uk](mailto:south.shields@pattinson.co.uk)

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 962

Price: Offers Over £85,000

Property Type: Ground floor flat

Parking: On Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

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

Shared garden leading to entrance;



## Entrance/Hallway

4.23m x 2.20m (13'10" x 7'2")

UPVC part glazed door leading to entrance, gas central heating radiator, built in storage;



## Bedroom One

5.18m x 4.27m (16'11" x 14'0")

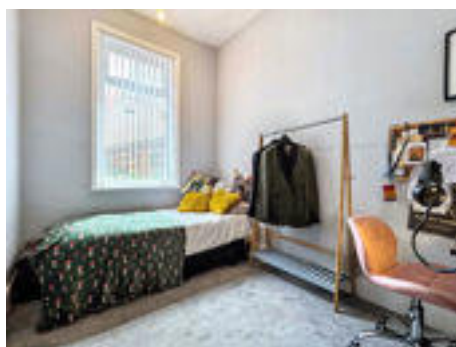
Double glazed bay window to front aspect, gas central heating radiator;



## Bedroom Two

3.20m x 2.15m (10'5" x 7'0")

Double glazed to rear aspect, gas central heating radiator;



## Lounge

4.28m x 3.96m (14'0" x 12'11")

Double glazed window to rear aspect, gas central heating radiator, built in storage, LVT flooring;



## Kitchen

3.88m x 1.83m (12'8" x 6'0")

A range of wall and base units with contrasting work surfaces, composite sink with mixer tap over, integrated electric oven, gas hob with extractor over, tiled splashbacks, space for fridge freezer, plumbing for washing machine, space for tumble dryer, combi boiler, double glazed window to side aspect, UPVC part glazed door to yard;



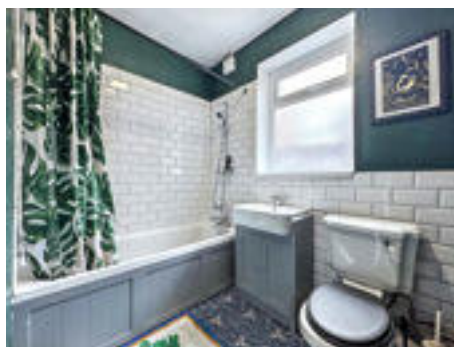
## Inner Hall

Built in storage, tiled flooring;

## Bathroom

2.45m x 1.58m (8'0" x 5'2")

A white suite consisting of bath with mains shower over, vanity combination wash hand basin, W/C, part tiled walls, extractor, gas central heating radiator, double glazed window to side aspect;



## External Rear

Shared courtyard, gated access to rear aspect;






Floor Plan

Total floor area: 69.0 sq.m. (743 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>		69	74
(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 	

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

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

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