



## 2 bed flat to buy in NE31

Collingwood Street, Hebburn, Tyne and Wear, NE31 2XW

# £70,000

 x 2  x 1  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Currently Tenanted at £450 PCM
- ✓ Two Bedrooms
- ✓ Sought-after location
- ✓ Ground Floor Flat
- ✓ 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 are pleased to welcome to the market this well-proportioned two bedroom ground floor flat, ideally located on Collingwood Street, Hebburn. The property is currently tenanted at £450 PCM, making it a suitable opportunity for investors seeking a ready-made buy-to-let.

This spacious ground floor flat offers well-planned accommodation comprising an entrance hallway, generous living room, fitted kitchen, two double bedrooms, and a family bathroom. Externally, there is an enclosed yard to the rear with gated access to the rear lane.

Situated in a popular residential area of Hebburn, the property benefits from easy access to a range of local amenities including shops, schools, and public transport links. Excellent road connections provide convenient travel to Jarrow, South Shields, and Newcastle city centre.

Council Tax Band: A

Tenure: Freehold

Price: £70,000

Property Type: Flat

Parking: On Street

Year built: 1910

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

## **Entrance Hallway**

Part glazed UPVC entrance door, central heating radiator, carpeted flooring.

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## **Living Room**

Spacious reception room with double glazed UPVC window to the rear aspect, central heating radiator, and carpeted flooring.

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## **Kitchen**

Fitted with a range of base and wall units, roll-top work surfaces, stainless steel sink unit, tiled splashbacks, and plumbing for a washing machine. Space for a fridge freezer and dual fuel cooker. Double glazed UPVC window to the rear aspect and vinyl flooring.

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## **Bedroom One**

Spacious double bedroom with double glazed UPVC window to the front aspect, central heating radiator, and carpeted flooring.

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## **Bedroom Two**

Well-proportioned double bedroom featuring a double glazed UPVC window to the rear aspect, central heating radiator, cupboard housing the combi boiler, and carpeted flooring.

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## **Bathroom**

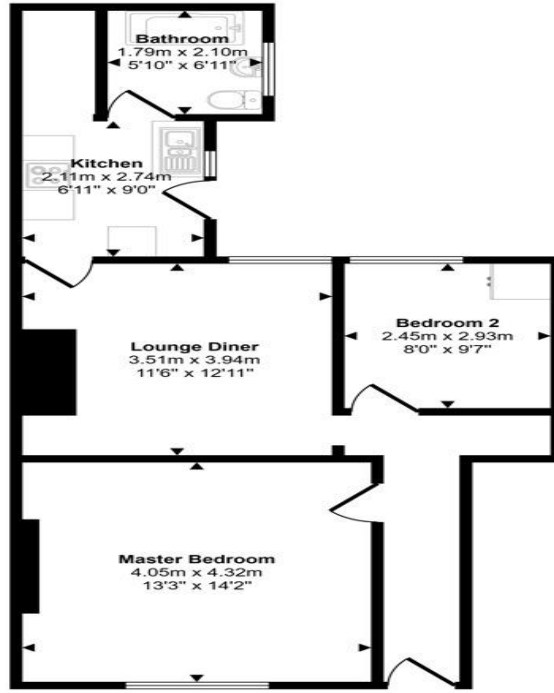
Comprising a white suite with WC, pedestal wash basin, and bath with electric shower over. UPVC double glazed window to the side aspect, extractor fan, vinyl flooring, and plastic clad walls. Central heating radiator.

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## **Externally**

To the rear lies an enclosed yard with gated access to the rear lane.

Approx Gross Internal Area  
59 sq m / 640 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>	62	
(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:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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