



## 2 bed flat to buy in DH4

Kingswood, Penshaw, Houghton Le Spring, Tyne and Wear, DH4 7PP

**£89,950** Offers Over

 x 2  x 1  x 1

Tenure

**Leasehold**

## Property features

- ✓ Two Bedrooms
- ✓ No Upper Chain
- ✓ Close to Local Amenities
- ✓ EPC - TBC

Allocated parking

## Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents are delighted to offer for sale this well-presented two-bedroom lower flat located in the highly sought-after Kingswood, Penshaw. Offered with no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation briefly comprises an entrance hall, a spacious lounge, a modern kitchen, two bedrooms, and a family bathroom. The property also benefits from ample storage throughout, providing practicality and comfort in equal measure.

Externally, there is allocated parking and well-maintained communal areas.

Situated in a desirable residential area close to local amenities, transport links, and Penshaw Monument, this property offers both convenience and comfort in an ideal location.

Early viewing is highly recommended!

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £244.00

Ground Rent Review Period: Includes building insurance, window cleaning, landscaping etc

Annual Service Charge Amount: £1,799.00

Price: Offers Over £89,950

Property Type: Flat

Parking: Allocated

Heating: Gas

## External Front



## Entrance Hall

3.582m x 1.183m (11'9" x 3'10")



## Lounge

5.102m x 3.148m (16'8" x 10'3")



## Kitchen

3.663m x 2.429m (12'0" x 7'11")



## Bedroom One

3.618m x 2.96m (11'10" x 9'8")



## Bedroom Two

3.50m x 2.447m (11'5" x 8'0")



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## Bathroom

2.488m x 1.675m (8'1" x 5'5")





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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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