



## 2 bed lower flat to buy in NE33

Marlborough Street North, Westoe, South Shields, Tyne and Wear, NE33 4DA

**£65,000** Offers Over

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ TWO BEDROOM LOWER FLAT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ 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

| TWO BEDROOM | GROUND FLOOR FLAT | GAS CENTRAL HEATING | DOUBLE GLAZED | NO UPPER CHAIN |

We are delighted to offer to the market this two bedroom lower flat on the popular Marlborough Street North, South Shields. Benefiting from gas central heating and double glazing the property is sold with no upper chain and comprises briefly :- Upvc door to the entrance hallway with doors to the lounge, bedroom one and bedroom two. The kitchen leads from the lounge and in turn to the bathroom.

Externally an enclosed yard lies to the rear.

Offered for sale with no upper chain early viewing is essential..

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 999

Price: Offers Over £65,000

Property Type: Lower Flat

Parking: On Street

Year built: 1895

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

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Upvc door to the entrance hallway with doors to the lounge, bedroom one and bedroom two.



## Lounge

Double glazed window to the rear and central heating radiator, feature fire surround and door to the kitchen.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, sink unit with mixer tap and splash back. Electric oven and gas hob, plumbed for automatic washing machine. Double glazed window to the side and door to the yard.



## Bathroom

Comprising walk in shower, wash basin and low level w.c.



## Bedroom One.

Double glazed window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the rear and central heating radiator.



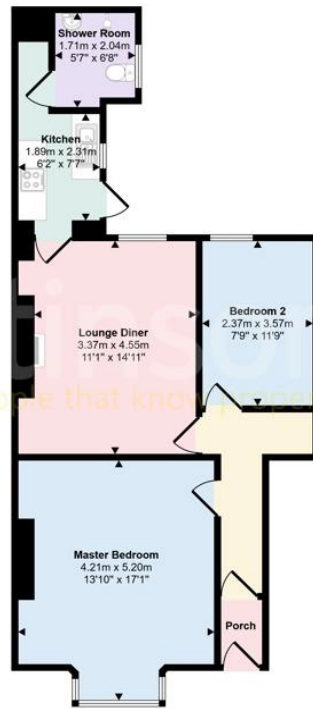
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## External

An enclosed yard lies to the rear.



Approx Gross Internal Area  
65 sq m / 702 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>		64	
(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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