

## 2 bed ground floor flat to buy in

Agincourt, Hebburn, Tyne and Wear, NE31 1AN

**£74,995** offers in region of

 x 2  x 1  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ GROUND FLOOR TWO BEDROOM
- ✓ BRIGHT/AIRY LOUNGE / DINER
- ✓ MODERN FITTED KITCHEN
- ✓ CONTEMPORARY FAMILY BATHROOM
- ✓ EPC Rating G

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: G
- ✓ Heating supply: Night Storage
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents welcome to the market this delightful, two-bedroom ground floor flat, located on Agincourt, Hebburn.

This Ground floor flat offers an abundance of living space throughout complemented by spacious lounge / dining room leading to the well presented rear garden. The modern fitted kitchen equipped with contemporary appliance and finished with a sleek design that creates an optimum cooking environment for the at-home chef.

The lifeblood of this flat lies in its two spacious bedrooms. Each room is sufficiently well-lit with natural lighting, and provides plentiful space for double beds and additional storage, if needed. There is also a well-maintained bathroom, fitted with modern fixtures.

Ideally located for a variety of amenities, all within walking distance, making this residence the ideal opportunity for those looking for convenience and comfort.

In conclusion, this ground floor flat provides a quaint, comfortable living space in the heart of Hebburn an opportunity truly not to be missed by potential buyers or Investors seeking modern living in a desirable location.

Call Pattinson Jarrow to arrange a viewing; 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 961

Price: offers in region of £74,995

Property Type: Ground floor flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Night Storage

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front



## Entrance/Hallway

3.93m x 2.23m (12'10" x 7'3")

UPVC Part glazed door leading to entrance, built in storage, economy 7 night storage heating;

## Lounge

3.78m x 4.74m (12'4" x 15'6")

Double glazed window to rear aspect, laminate flooring, UPVC glazed door leading to rear garden, economy 7 night storage heating.



## Kitchen

3.07m x 2.51m (10'0" x 8'2")

Double glazed windows to rear aspect complemented by a range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap, tiled splashbacks, tiled flooring, electric free standing oven, plumbing for washing machine, space for fridge freezer;



## Kitchen.



## Bedroom One

3.94m x 2.45m (12'11" x 8'0")

Double glazed windows to front aspect, wall mounted electric radiator;



## Bedroom Two

2.57m x 2.52m (8'5" x 8'3")

Double glazed windows to front aspect,



## Family Bathroom

1.94m x 2.52m (6'4" x 8'3")

A suite comprising: Double walk in shower with electric shower, vanity wash hand basin, w.c, tiled flooring, part tiled walls, extractor fan;



## Family Bathroom.



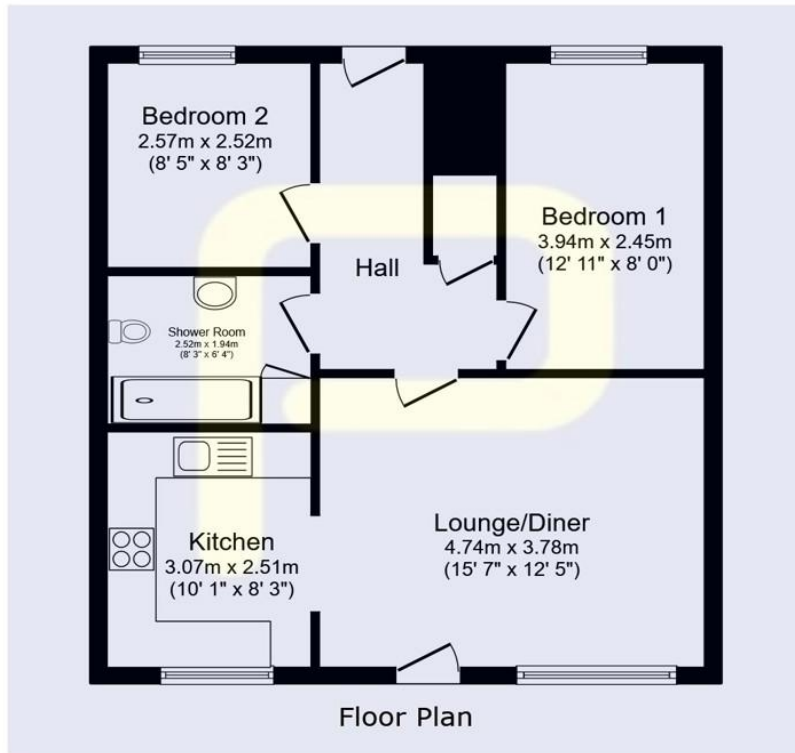
## External Rear

Private enclosed block paved garden, external lighting.



## External Rear.





Total floor area: 57.9 sq.m. (623 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](http://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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	1	1
<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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