



## 2 bed flat to buy in NE29

West Avenue , North shields, tyne and wear, NE29 7JE

# £80,000

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

## Property features

✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Well-presented two-bedroom upper property offered chain free, making it an ideal purchase for first-time buyers or investors alike. The property benefits from spacious accommodation throughout and includes a private rear garden, perfect for outdoor relaxation and entertaining. Conveniently located close to local amenities, transport links, and schools, this home offers excellent value and viewing is highly recommended

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 87

Price: £80,000

Property Type: Flat

USPs: Garden

Parking: On Street

Heating: Gas

## Lounge



## Main bedroom



## Bedroom Two



## Kitchen



## Bathroom



## Garden





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>	74	75
(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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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