



## 2 bed lower flat to buy in NE32

Oak Street, Jarrow, Jarrow, Tyne and Wear,  
NE32 5JY

# £55,000

🛏 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ TWO BEDROOM GROUND FLOOR
- ✓ CLOSE TO AMENITIES & PUBLIC TRANSPORT
- ✓ SOLD WITH NO UPPER CHAIN
- ✓ SPACIOUS LOUNGE/DINER
- ✓ EPC Rating D

## Key Information

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

## Description

Pattinson Estate Agents welcome to the market this two bedroom flat located on Oak Street, Jarrow.

Sold with no upper chain, this spacious ground floor flat is full of potential, with the benefit of a spacious lounge/diner, kitchen & bedrooms.

The property is ideally located for local amenities & public transport with Jarrow Bus & Metro Interchange within walking distance for direct travel to Newcastle City Centre, South Shields & connections to Sunderland City Centre. Excellent road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance, Hall, Bedroom Two, Bedroom One, Lounge/Diner, Kitchen, Inner Hall & Bathroom. Externally to the rear is a ..... courtyard with gated access to the rear lane.

Call Pattinson Jarrow on 0191 4897431 or email [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: £55,000

Property Type: Lower Flat

Parking: On Street

Heating: Gas

## External Front

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### Entrance/Hallway

1.94m x 1.77m (6'4" x 5'9")

Composite door leading to entrance, built in storage;

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### Bedroom Two

2.73m x 1.98m (8'11" x 6'5")

Double glazed window to front aspect, gas central heating radiator;

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### Bedroom One

4.29m x 3.69m (14'0" x 12'1")

Double glazed window to front aspect, gas central heating radiator;

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### Kitchen

3.46m x 1.80m (11'4" x 5'10")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, plumbing for washing machine, space for gas appliance, tiled splashbacks, vinyl flooring, double glazed window to side aspect, gas central heating radiator;

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### Inner Hall

Built in storage, UPVC part glazed door to courtyard;

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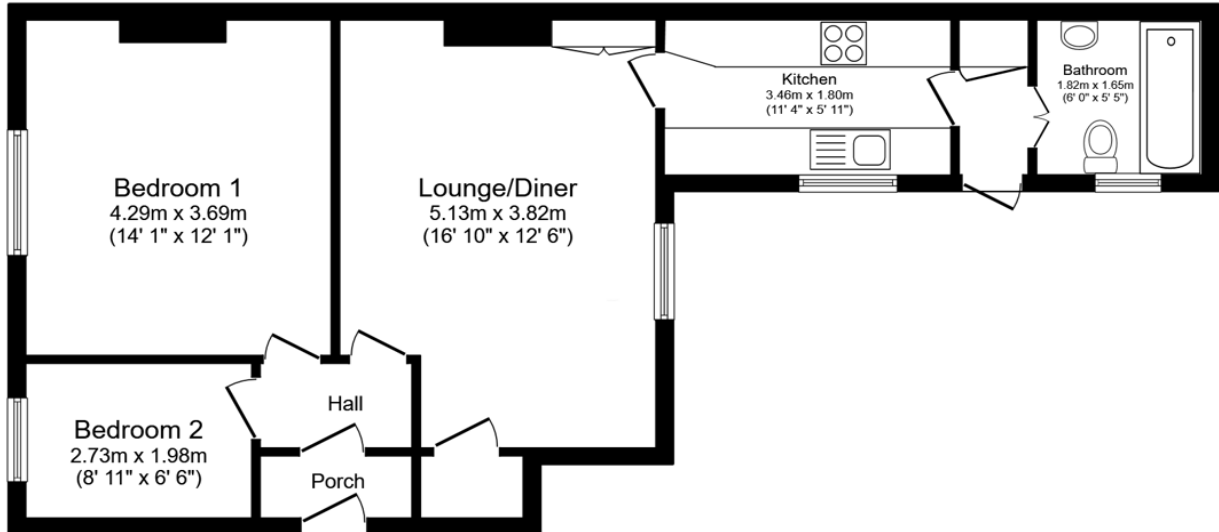
### Bathroom

1.82m x 1.65m (5'11" x 5'4")

A white suite consisting of bath, pedestal wash hand basin, W/C, part tiled walls, extractor, gas central heating radiator, vinyl flooring, double glazed window to side aspect;

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### External Rear



**Floor Plan**  
Floor area 60.1 sq.m. (647 sq.ft.)

Total floor area: 60.1 sq.m. (647 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

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>		73
(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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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