



## 2 bed lower flat to buy in NE33

Birchington Avenue, South Shields, Tyne and Wear, NE33 4SB

**£79,000** offers in region of

🛏 x2 🚿 x1 🚿 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ TWO BEDROOM GROUND FLOOR
- ✓ SPACIOUS LOUNGE
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ PRIVATE FRONT AND REAR
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

GROUND FLOOR FLAT | TWO BEDROOMS | NEWLY DECORATED | REAR ENCLOSED YARD | POPULAR LOCATION |

Pattinson Estate Agents are delighted to offer to the market this spacious two bedroom ground floor flat on Birchington Avenue, South Shields. Ideally located for an array of schools, walking distance to parks and local amenities. Close to Chichester Metro Station for journeys to Newcastle City Centre and connections to Sunderland City Centre. Road links to A1, A19 to the South and Tyne Tunnel to much of the North East.

Benefiting from gas central heating (with new boiler as of December 2020) and double glazing, the property comprises :- 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 with gated access to rear lane.

Council Tax Band: A

Tenure: Freehold

Price: offers in region of £79,000

Property Type: Lower Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Walled garden, path leading to entrance;

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## Entrance/Hallway

UPVC part glazed door leading to entrance, gas central heating radiator, doors to;

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## Bedroom One

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



## Bedroom Two

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



## Lounge

Double glazed window to rear aspect, gas central heating radiator, door to;



## Kitchen

A range of wall and base units with contrasting roll top work surfaces, built in electric oven, gas hob with extractor over, stainless steel sink with mixer tap over, plumbing for washing machine, space for fridge freezer, ideal logic combi boiler, tiled splashbacks, double glazed window to rear aspect, UPVC door leading to rear Court Yard, door to;



## Family Bathroom

A suite comprising of; Bath with electric shower over, pedestal wash hand basin, W/C, gas central heating radiator, tiled walls, double glazed window to rear side a

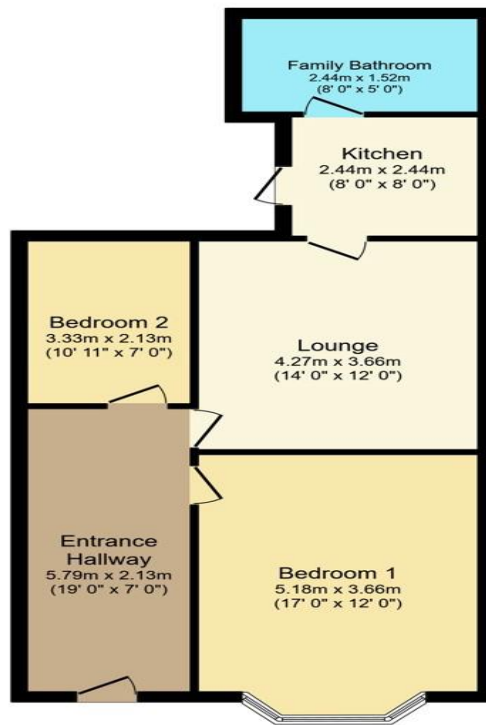


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## External Rear

Private enclosed walled garden, gated access to rear lane, artificial lawn, external water source, external storage, external lighting;





Floor area 67.6 sq. m. (728 sq. ft.) approx.

Total floor area 67.6 sq. m. (728 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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>	66	
(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	

Birchington Avenue, South Shields, Tyne and Wear, NE33 4SB

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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