



## 2 bed flat to buy in NE32

Crieff Grove, Jarrow, Tyne and Wear, NE32  
4AN

**£75,000** Offers Over

🛏 x2 🚿 x1 🚿 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ TWO BEDROOM UPPER FLAT
- ✓ WONDERFULLY PRESENTED THROUGHOUT
- ✓ LARGE REAR GARDEN
- ✓ POPULAR LOCATION
- ✓ 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

Pattinson Estate Agents welcome to the market this two bedroom upper flat located on Crieff Grove, Jarrow.

Tucked away in a quiet cul-de-sac on the popular Scotch Estate, this bright & spacious property is wonderfully presented with the additional benefit of a large private lawned garden to the rear!

The property is ideally located for local amenities and public transport from Brockley Whins Metro for direct travel to Newcastle City Centre & Sunderland City Centre with excellent road links giving easy access to the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance, Stairs to First Floor Landing, Lounge, Kitchen, Bathroom, Bedroom One & Bedroom Two. Externally to the front is a pathway leading to the side entrance and a large private lawned garden.

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

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 119

Price: Offers Over £75,000

Property Type: Flat

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

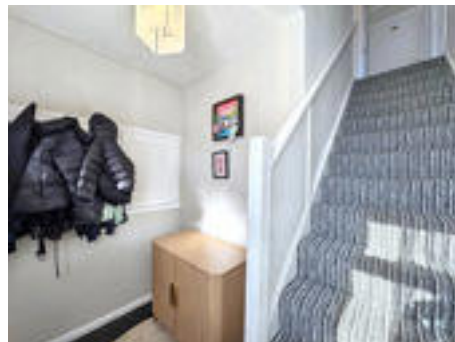
Mobile signal coverage: Good

## External Front



## Entrance

UPVC door leading to entrance, stairs to first floor, built in storage, double glazed window to front aspect;



## First Floor Landing

Loft access;

## Lounge

Double glazed window to front aspect, gas central heating radiator, electric fire with feature surround;



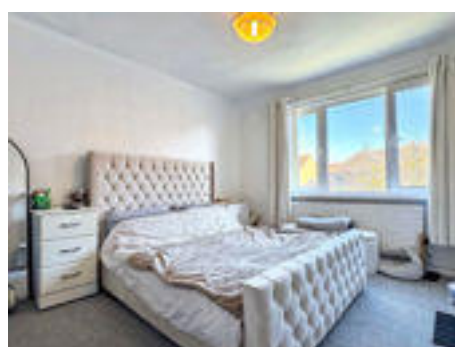
## Kitchen

A range of wall and base units with contrasting work surfaces, breakfast bar, stainless steel sink with mixer tap over, freestanding oven, space for fridge freezer, tiled splashbacks, vinyl flooring, gas central heating radiator, double glazed window to rear aspect;



## Bedroom One

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



## Bedroom Two

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



## Bathroom

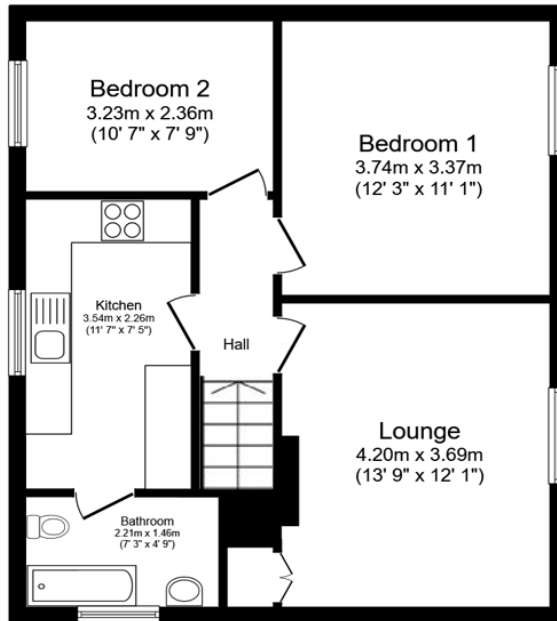
A white suite consisting of bath with mains shower over, W/C, pedestal wash hand basin, feature tiled walls, extractor, gas central heating radiator, vinyl flooring, double glazed window to rear aspect;



## External Rear

Large private garden with lawn, external storage, gated access to front aspect;





**Floor Plan**  
Floor area 55.3 sq.m. (595 sq.ft.)

Total floor area: 55.3 sq.m. (595 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>	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	

Crieff Grove, Jarrow, Tyne and Wear, NE32 4AN

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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