



## 2 bed upper flat to buy in NE33

John Williamson Street, South Shields,  
Tyne and Wear, NE33 5HS

**£30,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ FIRST FLOOR FLAT
- ✓ SPACIOUS LOUNGE/DINER
- ✓ CLOSE TO AMENITIES & PUBLIC TRANSPORT
- ✓ TWO BEDROOMS
- ✓ 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 auction market this two bedroom first floor flat located on John Williamson Street, South Shields.

The property is located close to local amenities & public transport with excellent road links giving easy access to the A1, A19 & Tyne Tunnel. The property is also a short drive away from South Shields and the coast.

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

To arrange a viewing please call Pattinson South Shields on 0191 454 0488 or email [south.shields@pattinson.co.uk](mailto:south.shields@pattinson.co.uk)

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 56

Price: Starting Bid £30,000

Property Type: Upper 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



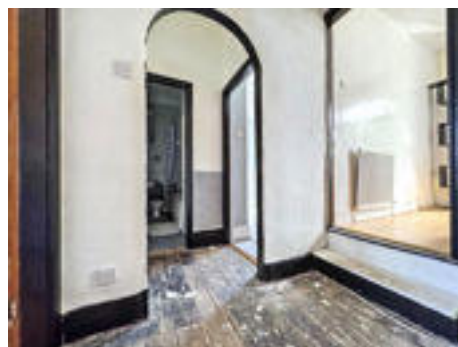
## Entrance

UPVC part glazed door leading to entrance, stairs to first floor;

## First Floor Landing

3.26m x 1.87m (10'8" x 6'1")

Loft access;



## Lounge/Diner

6.02m x 4.22m (19'9" x 13'10")

Double glazed windows to rear aspect, LVT flooring;



## Kitchen

4.63m x 1.93m (15'2" x 6'3")

A range of wall and base units with contrasting work surfaces, breakfast bar, stainless steel sink with mixer tap over, space for gas appliance, space for fridge freezer, plumbing for washing machine, tiled splashbacks, combi boiler, gas central heating radiator, double glazed window to side aspect, door to rear stair case;



## Bedroom One

3.54m x 2.87m (11'7" x 9'4")

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



## Bedroom Two

2.43m x 2.23m (7'11" x 7'3")

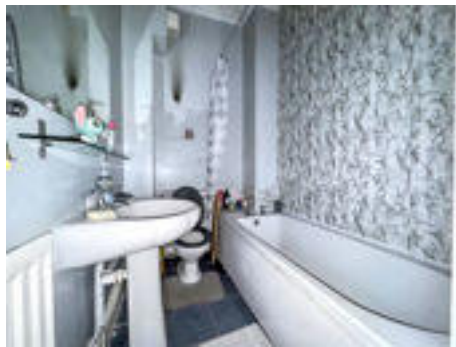
Double glazed window to front aspect, gas central heating radiator, laminate flooring;



## Bathroom

2.56m x 1.47m (8'4" x 4'9")

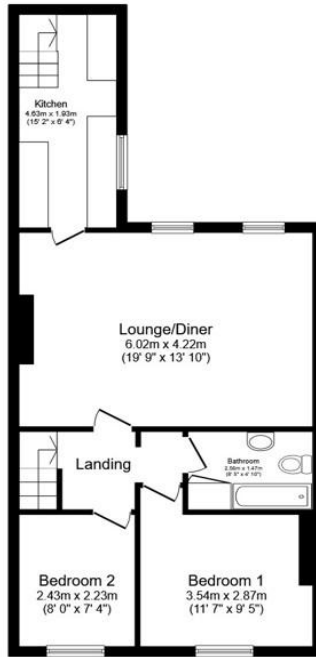
A white suite consisting of bath with electric shower over, W/C, pedestal wash hand basin, tiled flooring, built in storage, gas central heating radiator;



## External Rear

Enclosed courtyard, gated access to rear lane;





Floor Plan

Total floor area: 63.6 sq.m. (684 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>                                   |         | 77                      |
| (55-68) <b>D</b>                                   | 67      |                         |
| (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 |

John Williamson Street, South Shields, Tyne and Wear, NE33 5HS

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/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

