



## 2 bed lower flat to buy in NE32

Ripon Square, Fellgate , Jarrow, Tyne and Wear, NE32 4UZ

**£84,999**

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ TWO BEDROOM GROUND FLOOR
- ✓ BRIGHT & AIRY LOUNGE
- ✓ NEWLY INSTALLED KITCHEN
- ✓ CONTEMPORARY FAMILY
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents welcome to the market this well presented two-bedroom lower flat located on the ever popular Fellgate Estate, Jarrow.

A residential sale opportunity not to be missed, this property is perfect for first-time buyers, professional couple or those looking to downsize and live solely on the ground floor. The property boasts a private, fenced rear garden therefore offering much sought after outside space in which to relax.

The property features a bright and airy, spacious lounge, two double bedrooms, which offer ample space for storage and a family bathroom, which is both functional and modern.

One of the highlights within the property is the newly installed modern fitted kitchen, fitted with ample cupboard space and work surfaces and including an integrated electric oven and hob. Its modern design and finish lend to the overall appeal of the property.

This delightful property in Fellgate, provides comfort and convenience, and given its excellent location, represents a fabulous investment opportunity or a perfect first home.

Ideally located for local amenities with public transport from Fellgate Metro Station for direct travel to Newcastle City Centre, Sunderland City Centre & South Shields. Local road links also give quick access to the A19, A1 & Tyne Tunnel.

Don't miss out on this superb ground floor flat; contact Pattinson Estate Agents today to arrange a viewing. Call PATTINSON JARROW to arrange an early viewing: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 80

Annual Ground Rent Amount: £495.00

Ground Rent Review Period: Annual

Price: £84,999

Property Type: Lower Flat

Parking: Garage

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

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## External Front



## Porch

*1.84m x 0.90m (6'0" x 2'11")*

Composite part glazed door leading to entrance complemented by double glazed window to side aspect, gas central heating radiator, LVT flooring;



## Lounge

*4.54m x 3.30m (14'10" x 10'9")*

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



## Lounge.



## Inner Hallway

*1.68m x 1.69m (5'6" x 5'6")*

Gas central heating radiator, LVT flooring;



## Kitchen

2.20m x 2.65m (7'2" x 8'8")

A range of new wall & base units with contrasting work surfaces with uprights, stainless steel sink with mixer tap over, integrated electric oven, electric hob with extractor over, space for fridge freezer, plumbing for washing machine, gas central heating radiator, LVT flooring, double glazed window to rear aspect, Upvc glazed door leading to private well maintained garden;



## Kitchen.



## Bedroom One

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



## Bedroom Two

Double glazed window to rear aspect, gas central heating radiator, built in storage, built in wardrobes;



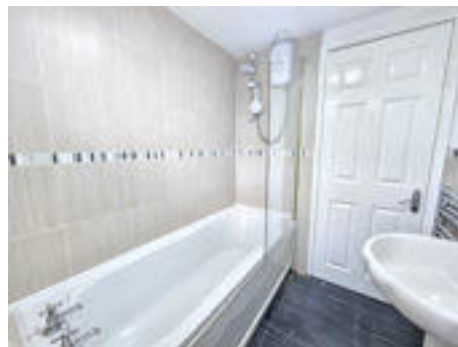
## Family Bathroom

2.06m x 1.13m (6'9" x 3'8")

A suite comprising; Bath with electric shower shower over, pedestal ash hand basin, w/c, gas central heating radiator, part tiled walls, tiled flooring, double glazed window to rear aspect;



## Family Bathroom.



## External Rear

Large private enclosed lawned garden, gated access to rear;



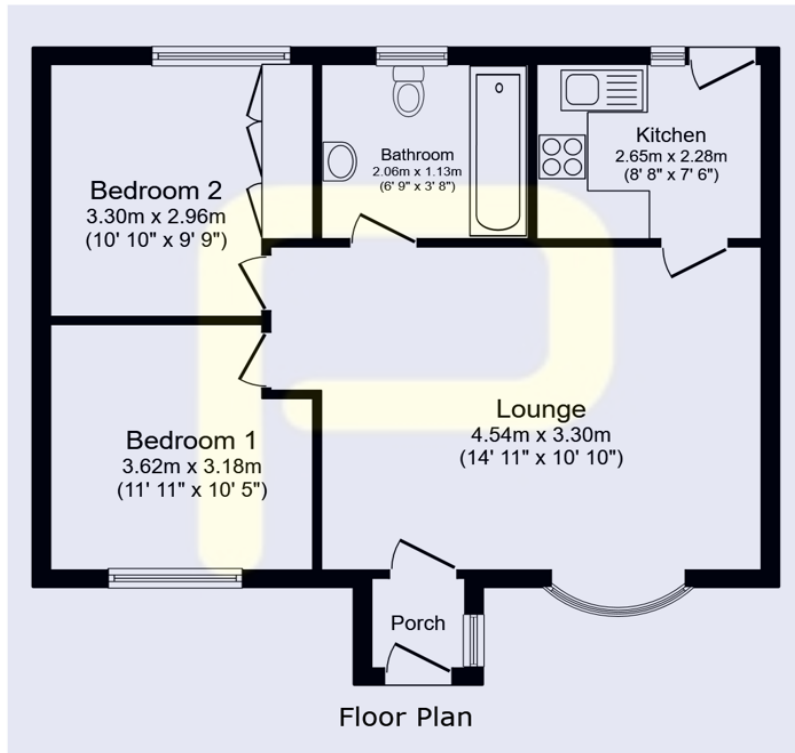
## External Rear.



## Garage

4.94m x 2.54m (16'2" x 8'4")

Up & Over door (Image to follow);



Total floor area: 55.0 sq.m. (592 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>	70	73
(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:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**

**<https://www.simply-residential.co.uk/>**

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