



## 2 bed lower flat to buy in NE32

Northbourne Road, Jarrow, Tyne and Wear, NE32 5JR

**£35,000** Starting Bid

🛏 x2 🚿 x1 🚿 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ TWO BEDROOM GROUND FLOOR
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ PRIVATE REAR COURT YARD
- ✓ 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

Pattinson Estate Agents are thrilled to present this delightful Two Bedroom Ground Floor Flat to the Auction Sale market. Situated in the highly sought-after area of Jarrow, this property offers a remarkable opportunity for home buyers and investors alike.

A charming sanctuary, this property boasts two generously proportioned bedrooms, making it an ideal choice for a growing family or for those desiring added space.

The heart of the home is undoubtedly the spacious lounge, exuding both comfort and style. Bathed in natural light, it provides an idyllic setting for relaxation and entertainment. This space seamlessly integrates with the contemporary fitted kitchen. The modern kitchen is well-equipped, enhancing the overall functionality of the space and offering comfort and convenience on a daily basis, in addition there is a modern family bathroom to the rear of the property.

Being located in Jarrow, this home is well-positioned amidst an array of amenities such as schools, shops, and public transport lines, making this an exceptionally convenient living environment.

In conclusion, this two bedroom upper flat in Jarrow skillfully combines space, style, and location to create a dwelling that is perfect for those seeking comfort, convenience and a place to call home.

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: 52

Price: Starting Bid £35,000

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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front



## Entrance/Hallway

5.45m x 2.59m (17'10" x 8'5")

Upvc part glazed door leading to entrance, gas central heating radiator, built in storage;



## Bedroom One

4.43m x 4.28m (14'6" x 14'0")

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



## Bedroom Two

2.96m x 2.61m (9'8" x 8'6")

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



## Lounge

3.98m x 3.58m (13'0" x 11'8")

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



## Kitchen

2.75m x 2.20m (9'0" x 7'2")

A range of wall and base units with contrasting work surfaces, composite sink with mixer tap over, tiled splashbacks, integrated electric oven, gas hob with extractor over, plumbing for washing machine, space for fridge freezer, combi boiler, LVT flooring, built in storage, double glazed window to side aspect, Upvc door leading to Court Yard;



## Kitchen.



## Kitchen..



## Family Bathroom

2.06m x 1.86m (6'9" x 6'1")

A suite comprising: Double Walk in Shower with electric shower over, pedestal wash hand basin, w.c, extractor, gas central heating chrome towel radiator, composite vinyl flooring, double glazed window to side aspect;



## External Rear

Private enclosed walled court yard, gated access to rear lane;





**Floor Plan**

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

Total floor area: 67.6 sq.m. (728 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:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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