



## 2 bed lower flat to buy in NE32

Coventry Way, Jarrow, Tyne and Wear,  
NE32 4TS

**£30,000** Starting Bid

🛏 x 2 🍽 x 2 🚿 x 1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ EXTENDED GROUND FLOOR FLAT
- ✓ TWO DOUBLE BEDROOMS
- ✓ BRIGHT & AIRY LOUNGE
- ✓ TWO BATHROOMS
- ✓ EPC Rating C

## Key Information

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

## Description

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

Sold as seen

A residential tenanted investment opportunity not to be missed. Extended across the full width of the property, enhancing the living space to provide a modern and comfortable home.

The property features a bright and airy, spacious lounge and a modern fitted kitchen, with ample cupboard space and work surfaces, leading to a separate dining area, perfect for family meals and entertaining.

In addition, the property boasts two double bedrooms, one with an en suite, as well as the additional family bathroom, its modern design enhancing the overall appeal of the property.

To the rear is a private, fenced rear garden therefore offering much sought after outside space in which to relax.

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: 39

Price: Starting Bid £30,000

Property Type: Lower Flat

Parking: Garage

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front



## Porch

1.39m x 0.89m (4'6" x 2'11")

Upvc part glazed door leading to entrance, double glazed window to side, gas central heating radiator;



## Lounge

4.31m x 3.18m (14'1" x 10'5")

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



## Inner Hallway

1.66m x 1.74m (5'5" x 5'8")

Doors to;



## Kitchen / Diner

5.23m x 2.66m (17'1" x 8'8")

A range of wall, display and base units with contrasting work surfaces, integrated electric double oven, gas hob with extractor over, 1.5 stainless steel sink, tiled splash backs, integrated fridge freezer, washing machine, gas central heating radiator, engineered oak flooring, combi boiler, double glazed window to rear aspect, Upvc part glazed door leading to garden;



## **Kitchen / Diner.**

5.23m x 2.66m (17'1" x 8'8")



## **Bedroom One**

3.71m x 3.27m (12'2" x 10'8")

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



## **Bedroom Two**

5.88m x 2.69m (19'3" x 8'9")

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



## **En-suite**

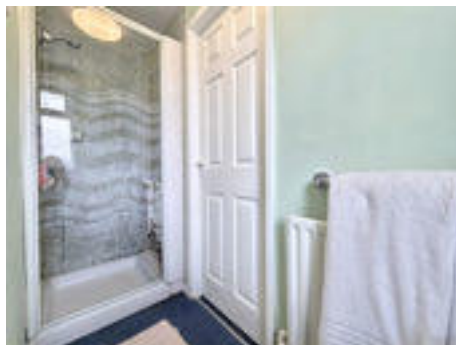
2.63m x 1.35m (8'7" x 4'5")

A suite comprising: Shower cubicle with mains shower over, vanity wash hand basin, w.c, gas central heating radiator, part tiled walls, double glazed window to rear aspect;



## **En-suite.**

2.63m x 1.35m (8'7" x 4'5")



## Family Bathroom

5.02m x 1.68m (16'5" x 5'6")

A suite comprising: multi jet / steam shower unit, vanity wash hand basin, w.c, built in storage, extractor, gas central heating radiator, double glazed window to rear aspect;



## Family Bathroom.

5.02m x 1.68m (16'5" x 5'6")



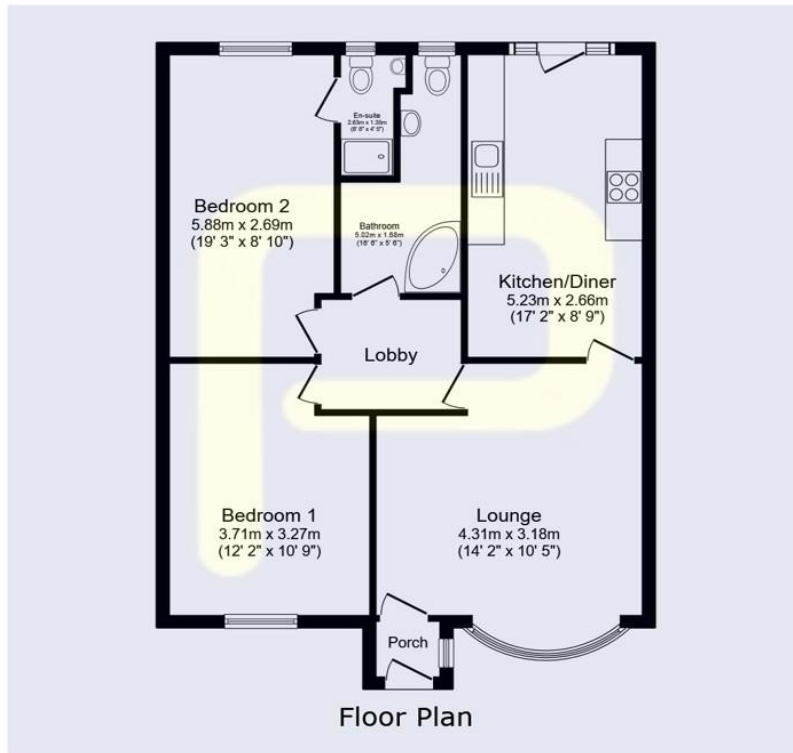
## External Rear

Private enclosed walled garden, block paved, decked patio leading to kitchen/diner, external lighting, external water source, gated access to rear lane;



## Garage

Up & Over garage door;



Total floor area: 77.0 sq.m. (829 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](http://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>	71	75
(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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