



### 3 bed upper flat to buy in NE29

Mortimer Avenue, North Shields, Tyne and Wear, NE29 7NU

**£130,000** Offers Over

 x3  x1  x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ Upper Flat
- ✓ Double glazed and Gas Central
- ✓ Close to Local Amenities and Transport Links
- ✓ 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: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

North Shields

0191 2531301  
north.shields@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Appealing to a wide variety of buyers is this three bedroom first floor flat in this favoured residential street.

The accommodation comprises; entrance area with stairs to the first floor, lounge, kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, breakfast bar, handy storage cupboard, tiled floor, UPVC double glazed window and radiator. Three bedrooms and bathroom/WC.

Externally to the rear is a private garden which is mainly laid to lawn with paved patio area two outdoor storage cupboards and fenced boundaries.

The property benefits from loft boarded for storage UPVC double glazing and gas central heating.

Leasehold 999 years from 1st March 2006 should you proceed with this purchase these details must be verified by your solicitor.

Virtual tour Available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2c663>

Please contact the North Shields Branch for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 979

Price: Offers Over £130,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

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### Entrance Hall

With stairs to the first floor.

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### First Floor Landing

With doors off to the lounge, bedrooms, bathroom/WC and large storage cupboard.

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### Lounge

*4.68m x 3.51m (15'4" x 11'6")*

UPVC double glazed walk in bay window to the front, wall mounted electric fire and radiator.



### Breakfasting Kitchen

*3.93m x 3.31m (12'10" x 10'10")*

With a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, breakfast bar, handy storage cupboard, tiled floor, UPVC double glazed window and radiator.



### Utility/ Storage Room

*2.09m x 1.85m (6'10" x 6'0")*

Plumbed for washing machine, space for shelving unit, large storage cupboard, stairs to the rear garden, tiled flooring and UPVC double glazed window.



### Bedroom One

*3.79m x 2.47m (12'5" x 8'1")*

UPVC double glazed window to the front and radiator.



## Bedroom Two

3.01m x 2.72m (9'10" x 8'11")

UPVC double glazed window to the rear, built in wardrobes and radiator.



## Bedroom Three

2.62m x 2.36m (8'7" x 7'8")

UPVC double glazed window to the front, built in storage cupboard and radiator.



## Bathroom/WC

2.69m x 1.80m (8'9" x 5'10")

White three piece bathroom suite comprising; P shaped bath with shower over and glass screen, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.

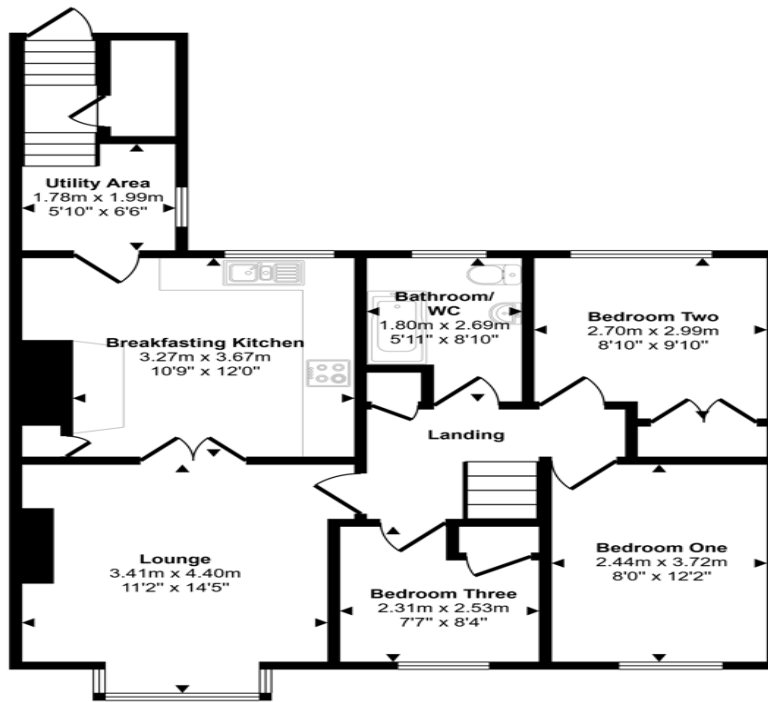


## Rear Garden

Private rear garden mainly laid to lawn with paved patio area two outdoor storage cupboards and fenced boundaries.



Approx Gross Internal Area  
73 sq m / 789 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>	69	71
(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:

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