



## 1 bed apartment to buy in NE32

Park Road, Jarrow, Tyne and Wear, NE32 5JH

# £48,000

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ SOLD WITH 100% OWNERSHIP
- ✓ ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ TOWN CENTRE LOCATION
- ✓ SECURE ENTRY SYSTEM
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Jason Olley  
Branch Manager  
Jarrow

0191 4897431  
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome to the market this one bedroom, ground floor apartment, situated in the popular Kingfisher Lodge, Park Road, Jarrow,

Occupying a central location in the town of Jarrow, the property offers easy access to all the local amenities and excellent public transport links. These include Jarrow's Viking Shopping Centre, Jarrow's bus and Metro interchange, with direct travel links to Newcastle City Centre, South Shields and Sunderland. Easily accessible road links are also nearby to both the A1 and A19. Additionally, the property benefits from allocated off-street parking.

Accessed via a secure communal hall way, this bright and airy apartment has been freshly decorated throughout. The dual aspect living space opens out on a well proportioned and recently fully fitted kitchen, with ample storage and appliance space. Additionally, the apartments bedroom is spacious as is the recently fitted walk in shower room, complete with W/C basin and pedestal wash hand basin.

To arrange a viewing contact Pattinson Jarrow on 0191 489 7431 or email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 98

Price: Offers In The Region Of £48,000

Property Type: Apartment

Parking: Allocated

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External Front

Private enclosed secure development with communal space and parking.



## Entrance/Hallway

2.70m x 0.88m (8'10" x 2'10")

Doors to;



## Shower Room

Wet-room with electric overhead shower, W/C, pedestal wash basin, tiled feature walls, built in storage to electric hot water cylinder;



## Bedroom

2.41m x 2.52m (7'10" x 8'3")

Double glazed window to the side, new carpet and electric wall mounted radiator.



## Bedroom (Additional)



## Lounge

4.40m x 3.54m (14'5" x 11'7")

Dual aspect double glazed bay window to the front & side aspect, wall mounted electric radiator;



## Lounge (Additional)



## Kitchen

2.96m x 2.19m (9'8" x 7'2")

Double glazed window to the front aspect, new vinyl floor, a range of wall and base units with contrasting work surface. Stainless steel sink with mixer tap, electric integrated oven and hob with extractor over, space for a fridge freezer and plumbing for a washing machine;



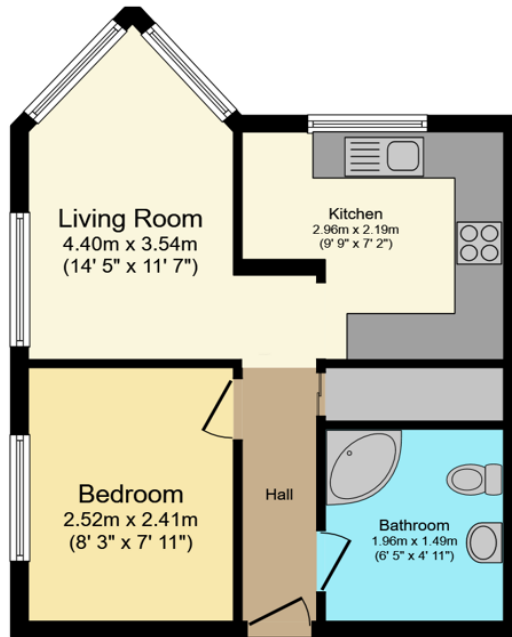
## Kitchen (Additional)



## External Rear

Communal entrance & car park;





### Floor Plan

Floor area 38.8 m<sup>2</sup> (418 sq.ft.)

TOTAL: 38.8 m<sup>2</sup> (418 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>                                   |  |                         | 79        |
| (55-68) <b>D</b>                                   |  | 57                      |           |
| (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 |           |

Park Road, Jarrow, Tyne and Wear, NE32 5JH

Contact your local branch today for more information on this property:

**67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk**

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