



2 bed upper flat to buy in NE33

West Park Road, West Park, South Shields,
Tyne and Wear, NE33 4LB

£86,500

 x2  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ TWO BEDROOM UPPER FLAT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT VIEWS OVER WEST PARK
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
south.shields@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

| TWO BEDROOM | UPPER FLAT | GAS CENTRAL HEATING | DOUBLE GLAZED | GREAT LOCATION AND AMENITIES |

We are delighted to offer to the market this well presented two bedroom upper flat on the sought after West Park Road, South Shields. Benefiting from gas central heating and double glazing the property enjoys great views ove West Park and is handy for good amenities locally.

Comprising briefly :- Composite door to the entrance hallway with stairs to the first floor landing. Doors to the open plan lounge and dining room, bedroom one and bedroom two. the kitchen leads from the lounge and in turn tot he bathroom. Externally a private yard lies to the rear.

Early viewing is essential to avoid missing out...

Council Tax Band: A

Tenure: Freehold

Price: £86,500

Property Type: Upper Flat

Parking: On Street

Year built: 1900

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: Yes

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

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

Entrance

Composite door to the entrance hallway with stairs to the first floor landing. Doors to the open plan lounge and dining room, bedroom one and bedroom two.



Lounge

Double glazed bay window to the front and central heating radiator.



Dining room

Double glazed window to the rear and door to the kitchen.



Kitchen

Fitted with a range of wall and base units with roll top work surfaces sink unit with mixer tap and splash bac. gas cooker point and plumbed for automatic washing machine.



Bedroom One.

Double glazed window to the rear and central heating radiator.



Bedroom Two

Double glazed window to the front and central heating radiator.



Bathroom

Comprising low level w.c., panelled bath and wash basin. Double glazed window to the side.



External

A private yard lies to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

West Park Road, West Park, South Shields, Tyne and Wear, NE33 4LB

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

7 Charlotte Terrace, South Shields, Tyne and Wear, Tyne & Wear, NE33 4NU, Tel: 0191 4540488, south.shields@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

