



To buy

2 bed upper flat to buy in NE33

Garrick Street, Mortimer, South Shields,
Tyne and Wear, NE33 4JT

£75,000

 x 2  x 1  x 1

Tenure

Leasehold

On Street parking

Property features

- ✓ TWO BEDROOM UPPER FLAT
- ✓ REFURBISHED AND IMPROVED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ 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

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
south.shields@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

| TWO BEDROOM | UPPER FLAT | RE-FITTED KITCHEN | REFURBISHED AND IMPROVED | GREAT LOCATION AND AMENITIES |

We are delighted to offer to the market this well presented two bedroom upper flat on the popular Garrick Street, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of a refitted kitchen and bathroom and would make a great first time buy.

Close to the metro with good amenities close by the property comprises briefly :- Upvc door to the entrance hallway with stairs to the first floor landing. Doors leading to the lounge, kitchen/diner, bedroom one and bedroom two. the utility room leads from the kitchen and in turn to the bathroom.

Externally, a shared yard lies to the rear.

Early viewing is essential to avoid missing out...

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 125

Annual Ground Rent Amount: £15.00

Price: £75,000

Property Type: Upper Flat

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

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

Broadband: ADSL copper wire

Mobile signal coverage: Good

Entrance

Upvc door to the entrance hallway with stairs to the first floor landing. Doors leading to the lounge, bedroom one, bedroom two and kitchen/diner.



Lounge

Double glazed window to the front and central heating radiator. Feature wall mounted electric fire.



Kitchen/diner

Fitted with a range of high gloss front wall and base units with wood effect work surfaces, stainless steel sink with mixer tap and back splash. Electric oven and gas hob with extractor hood. Double glazed window to the rear and central heating radiator. Door to the utility room.



Utility room

Plumbed for automatic washing machine.



Bathroom

Fitted with a panelled bath with mains operated shower, wash basin and low level w.c. Double glazed window to the rear and central heating radiator.



Bedroom One.

Double glazed window to the rear and central heating radiator.



Bedroom Two

Double glazed window to the front and central heating radiator.

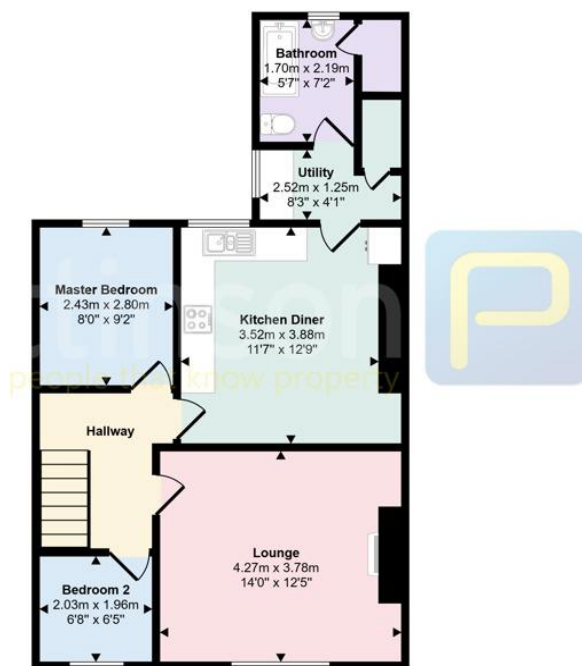


External

A yard lies to the rer.



Approx Gross Internal Area
60 sq m / 649 sq ft



First Floor

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) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Garrick Street, Mortimer, South Shields, Tyne and Wear, NE33 4JT

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

**7 Charlotte Terrace, South Shields, 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.

