



1 bed ground floor flat to buy in

George Street, Birtley, Chester Le Street,
Tyne and Wear, DH3 1EA

£62,500

 x1  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ GROUND FLOOR FLAT
- ✓ ONE SPACIOUS BEDROOM
- ✓ OPEN PLAN LOUNGE/KITCHEN
- ✓ RECENTLY INSTALLED BATHROOM SUITE
- ✓ 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

Phil Whiteside
Branch Manager
Low Fell

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low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the market this one bedroom lower flat located on George Street, Birtley.

Spacious throughout, the property is ideally located close to Birtley town centre with local amenities and public transport nearby. Excellent road links give easy access to the A1 for travel to Newcastle City Centre, Sunderland City Centre and Durham.

Briefly comprises; Entrance/Hall, Bedroom, Lounge, Kitchen, Rear Hall/Utility, Bathroom. Externally to the front is a garden with paved patio and to the rear a shared courtyard with gated access to the rear lane.

Call Pattinson Low Fell on 0191 4878898 or email low.fell@pattinson.co.uk

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 976

Price: £62,500

Property Type: Ground floor flat

Parking: On Street

Listed property: No

Conservation area: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

External Front

Enclosed garden with paved patio and pathway leading to entrance;



Entrance/Hallway

5.18m x 0.95m (16'11" x 3'1")

Part glazed composite door leading to entrance, gas central heating radiator, built in storage, laminate flooring;



Bedroom

4.07m x 3.94m (13'4" x 12'11")

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



Bedroom (Additional)



Lounge

4.07m x 3.93m (13'4" x 12'10")

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



Lounge (Additional)



Kitchen

A range of wall and base units with contrasting work surfaces, stainless steel sink, space for freestanding electric oven, space for fridge freezer, tiled splashbacks, combi boiler, laminate flooring, double glazed window to rear aspect;



Kitchen (Additional)



Bathroom

A white suite consisting of bath with mains shower over, pedestal wash hand basin, extractor, gas central heating radiator, LVT flooring, double glazed window to side aspect;



Bathroom (Additional)



Rear Hall/Utility

1.84m x 1.18m (6'0" x 3'10")

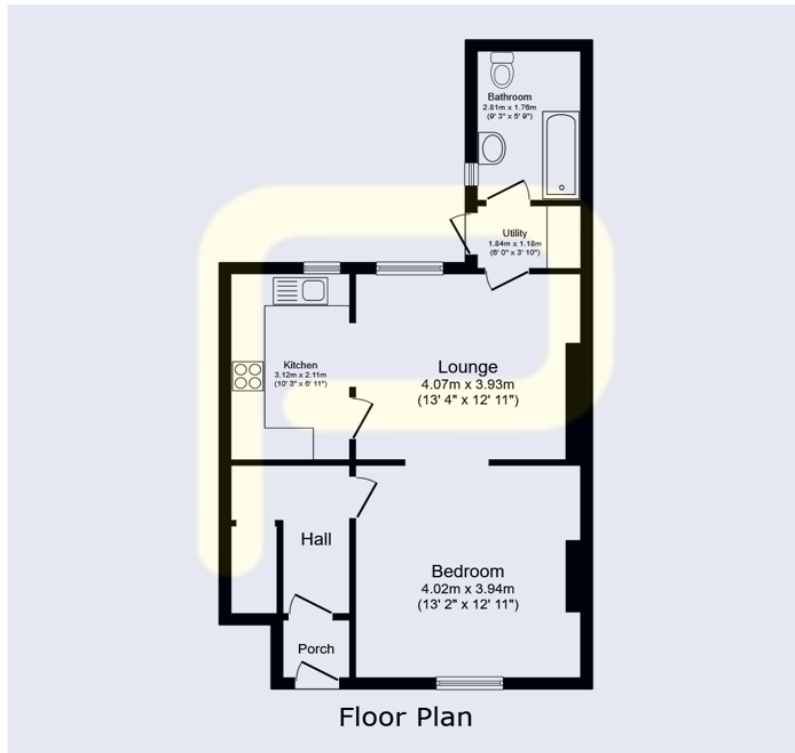
Plumbing for washing machine, composite door leading to rear courtyard;

External Rear

Shared courtyard with gated access to rear lane;

External Front (Additional)





Total floor area: 53.8 sq.m. (579 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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low.fell@pattinson.co.uk, www.pattinson.co.uk

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