



## 2 bed upper flat to buy in NE37

Lingmell, Washington, Tyne and Wear,  
NE37 1TN

**£49,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ To Be Sold Via Online Auction
- ✓ Two Bedrooms
- ✓ Close to Local Amenities
- ✓ EPC - E
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **E**
- ✓ Heating supply: **Electric**

## Description

To Be Sold Via Online Auction, Fees Apply.

Situated in the ever-popular residential area of Lingmell, Washington, this well-presented two-bedroom upper flat offers spacious accommodation throughout, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property briefly comprises an entrance hall with stairs leading to the first floor, a generous living room with ample space for both lounge and dining furniture, a fitted kitchen, two well-proportioned double bedrooms, and a family bathroom.

Externally, the property further benefits from a garage, providing secure parking or additional storage.

Ideally positioned just off the Washington Highway, the property enjoys excellent transport links with easy access to the A1, making it perfect for commuters. A wide range of local amenities, shops, schools, and leisure facilities are all within easy reach, adding to the property's appeal.

Early viewing is highly recommended to appreciate the space, location, and potential this fantastic home has to offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 46

Annual Ground Rent Amount: £15.00

Price: Starting Bid £49,000

Property Type: Upper Flat

Parking: Garage

Heating: Electric

## External Front



## First Floor Landing

1.712m x 1.668m (5'7" x 5'5")



## Living Room

4.695m x 3.521m (15'4" x 11'6")



## Kitchen

2.657m x 2.081m (8'8" x 6'9")



## Bedroom 1

3.687m x 2.675m (12'1" x 8'9")



## Bedroom 2

2.95m x 2.718m (9'8" x 8'11")



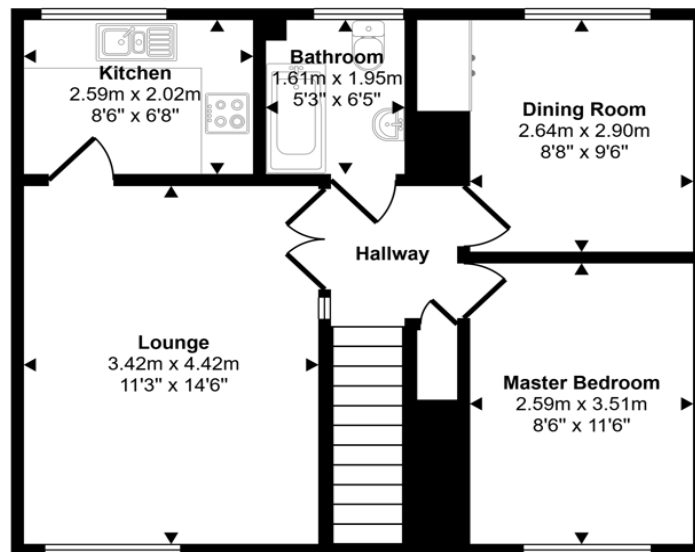
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## Bathroom

2.047m x 1.673m (6'8" x 5'5")

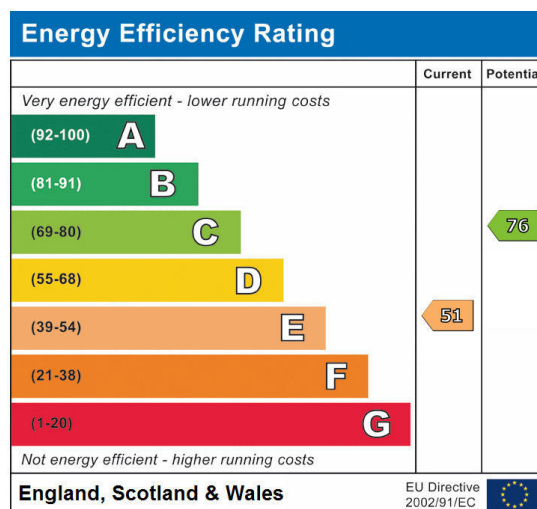


Approx Gross Internal Area  
51 sq m / 547 sq ft



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.



Lingmell, Washington, Tyne and Wear, NE37 1TN

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

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