



2 bed upper flat to buy in NE31

Whickham Road, Hebburn, Tyne and Wear, NE31 1QX

£45,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ TWO BEDROOM UPPER FLAT (Formally Three)
- ✓ OPEN PLAN LOUNGE / DINING
- ✓ SPACIOUS LIVING THROUGHOUT
- ✓ MODERN FITTED WET ROOM
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

Pattinson Estate Agents welcome to the Auction market this spacious formally Three Bedroom Upper Flat located on Whickham Road, Hebburn. Our property warrants the attention of all prospective buyers due to its spacious living quarters and a striking, open-plan lounge/dining room.

As soon as you step inside this residence, you'll be immediately taken by the sheer sense of space and light. The heart of this property is undoubtedly the open-plan lounge/dining room. This generous open-space, formerly two separate rooms, provides the perfect balance between functionality and modern aesthetics. Plenty of space is left for a dining area to entertain guests and for comfortable seating areas to unwind after a busy day. This thoughtfully designed area promotes fluid living between relaxation and entertaining.

Accompanying the lounge/dining room are two sizeable bedrooms, both being well-proportioned, offering ample room for storage solutions and delivering a quiet retreat from the rest of the home. The main bathroom, in keeping with the rest of the property, is spacious and designed to offer a tranquil space to prepare for the day or unwind in the evening.

Overall, this upper flat in Hebburn offers a remarkable opportunity to acquire a sizeable and charming property, perfect for first-time buyers, downsizers or investors looking for a strong yield.

We heartily recommend viewing this property to fully appreciate the spacious and comfortable living it offers.

Call PATTINSON JARROW to arrange your viewing: 0191 4897431 or Email: jarrow@pattinson.co.uk

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 57

Price: Starting Bid £45,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

External Front



Entrance/Hallway

Upvc door leading to entrance, stairs to first floor;



First Floor Landing

2.83m x 2.48m (9'3" x 8'1")

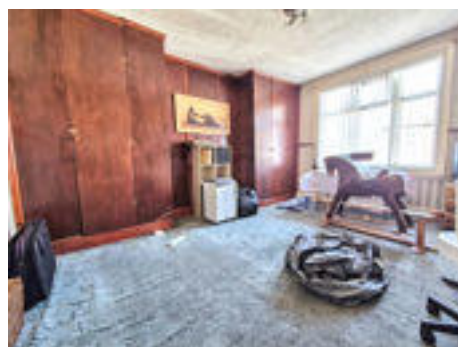
Night storage heater, doors to;



Bedroom One

4.50m x 4.15m (14'9" x 13'7")

Double glazed window to front aspect, night storage heater, built in wardrobes;



Bedroom Two

3.34m x 2.46m (10'11" x 8'0")

Double glazed window to front aspect, laminate flooring;



Open Plan Lounge / Dining Room

4.51m x 6.71m (14'9" x 22'0")

Double glazed windows to rear aspect, gas fire with feature surround, built in storage;



Open Plan Lounge / Dining Room.



Open Plan Lounge / Dining Room..



Kitchen

2.63m x 2.43m (8'7" x 7'11")

A range of wall & base units with contrasting work surfaces, 1.5 composite sink with mixer tap over, tiled splashbacks, plumbing for gas cooking appliance, space for fridge freezer, plumbing for washing machine, vinyl flooring, double glazed window to side aspect, staircase leading to rear court yard;

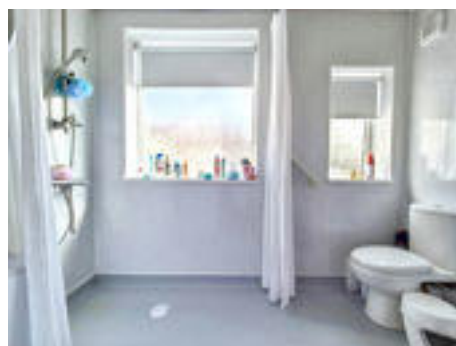


Kitchen.

Family Bathroom

2.74m x 2.33m (8'11" x 7'7")

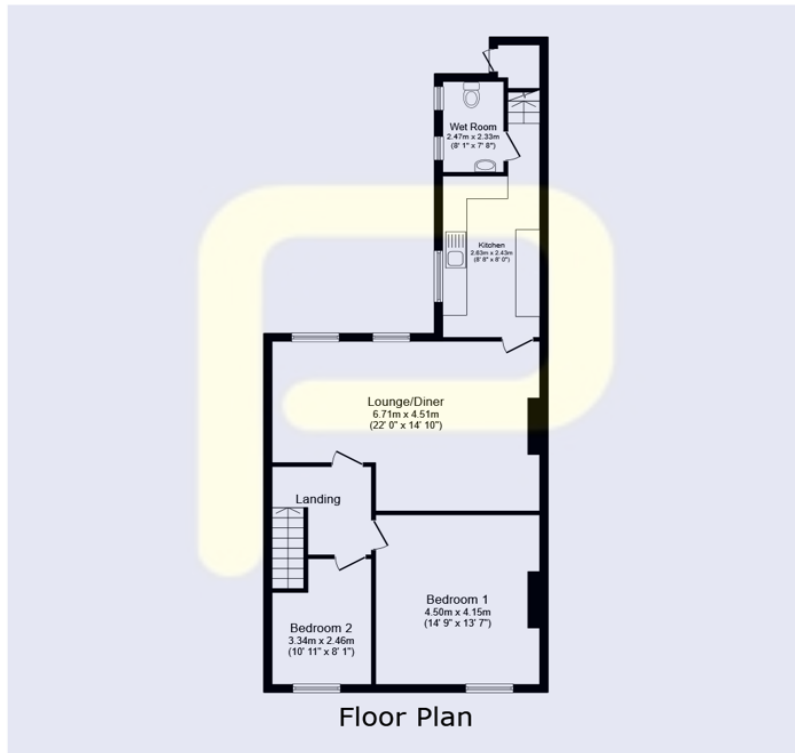
Wet Room consisting: Mains shower, pedestal wash hand basin, w.c, built in storage (Water boiler), composite vinyl flooring, double glazed windows to side aspect;



External Rear

Private enclosed walled court yard, external storage, external water source, gated access to rear lane;





Total floor area: 78.9 sq.m. (850 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) A		
(81-91) B		
(69-80) C	71	79
(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

Whickham Road, Hebburn, Tyne and Wear, NE31 1QX

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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