



2 bed upper flat to buy in NE35

Arnold Street, Boldon Colliery, Tyne and Wear, NE35 9BA

£40,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ TWO BEDROOM UPPER FLAT
- ✓ FREEHOLD
- ✓ SPACIOUS LOUNGE/DINER
- ✓ CLOSE TO AMENITIES & PUBLIC TRANSPORT
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Description

Pattinson Estate Agents welcome to the market this Two Bedroom Upper Flat located on Arnold Street, Boldon Colliery.

This attractive flat boasts a sizeable lounge/diner that presents a comfortable and private space to retreat, along with spacious bedrooms, kitchen and bathroom.

The property is ideally located for local amenities in Boldon Colliery along with excellent public transport to Jarrow, Hebburn, South Shields, Sunderland City Centre and Newcastle City Centre. Excellent local road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance, Stairs to First Floor Landing, Bedroom One, Bedroom Two, Lounge/Diner, Kitchen & Bathroom. Externally to the rear is a share courtyard with gated access to the rear lane.

For more information or to arrange a viewing, please contact Pattinson Estate Agents Jarrow: 0191 4897431 or Email: jarrow@pattinson.co.uk

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £40,000

Property Type: Upper Flat

Parking: On Street

Heating: Gas

External Front



Entrance

UPVC part glazed door leading to entrance, stairs to first floor, laminate flooring;

First Floor Landing

2.14m x 1.53m (7'0" x 5'0")

Loft access;



Lounge/Diner

5.66m x 4.28m (18'6" x 14'0")

Double glazed windows to rear aspect, gas central heating radiator;



Kitchen

3.89m x 2.26m (12'9" x 7'4")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, space for freestanding gas appliance, plumbing for washing machine, vinyl flooring, combi boiler, gas central heating radiator, double glazed window to side aspect;



Bedroom One

4.08m x 3.64m (13'4" x 11'11")

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



Bedroom Two

3.18m x 2.14m (10'5" x 7'0")

Double glazed window to front aspect, gas central heating radiator, built in storage;

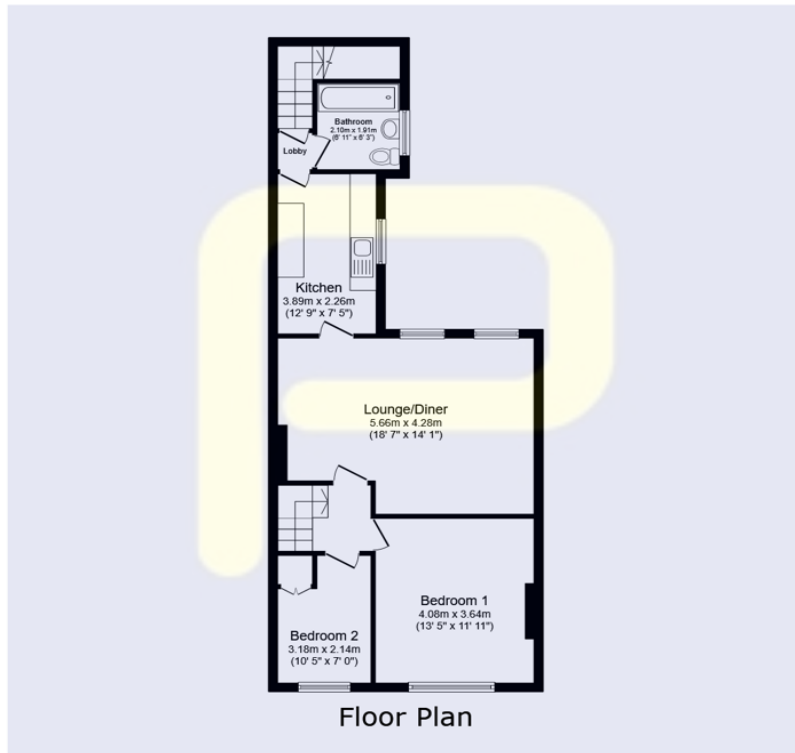


Bathroom



External Rear

Share courtyard, gated access to rear lane;



Total floor area: 66.9 sq.m. (721 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	73	74
(55-68) D		
(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:

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

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