



## 2 bed upper flat to buy in NE34

Brabourne Street, West Harton, South Shields, Tyne and Wear, NE34 0JZ

# £60,000

 x 2  x 1  x 2

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ TWO/THREE BEDROOM
- ✓ UPPER FLAT
- ✓ GAS CENTRAL HEATING
- ✓ DOUBLE GLAZED
- ✓ EPC Rating E

## Key Information

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

## Description

Originally a three bedroom flat, this property is currently used as a two bedroom with two reception rooms. This upper flat in Brabourne Street benefits from gas central heating and double glazing, it would make a great first time buy.

Comprising briefly :- Upvc door to the entrance hallway with stairs to the first floor landing. Doors to the lounge, bedroom one and bedroom three. The second bedroom is currently used as a dining room and leads from the lounge. The kitchen leads from the lounge and in turn to the bathroom.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 59

Price: £60,000

Property Type: Upper Flat

Parking: On Street

Heating: Gas

## External

A yard lies to the rear.



## Bedroom three

2.15m x 2.20m (7'0" x 7'2")

Double glazed window to the front and single radiator.



## Bedroom two

3.29m x 2.26m (10'9" x 7'4")

(Used as a dining room) double glazed window to the rear and single radiator.



## Bedroom one

4.40m x 3.51m (14'5" x 11'6")

Double glazed bay window to the front and single radiator.



## Bathroom

Comprising :- panelled bath and pedestal wash hand basin. Double glazed window to the side and single radiator. Separate w.c.



## Kitchen

2.86m x 2.24m (9'4" x 7'4")

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back tiling. Electric oven and gas hob, plumbed for automatic washing machine. Double glazed window to the side and door to the bathroom.



## Lounge

4.34m x 3.80m (14'2" x 12'5")

Double glazed window to the rear and single radiator. Feature fire surround with gas fire. Door to the kitchen and open plan to the dining room (bedroom two).




## Entrance

Upvc door to the entrance hallway with stairs to the first floor landing. Doors to the lounge, bedroom one and bedroom three.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Brabourne Street, West Harton, South Shields, Tyne and Wear, NE34 0JZ

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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.

