



## 2 bed upper flat to buy in NE30

Whitby Street, Tyne and Wear, North Shields, Tyne and Wear, NE30 2HU

# £165,000

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Council Tax Band A
- ✓ EPC D
- ✓ Central Location
- ✓ Popular area
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Pattinson are delighted to welcome to the market this superb upper flat, ideally situated in a central location in North Shields, Tyne and Wear. This attractive residential property is available for sale and boasts a plethora of features.

The property comes with two generously-sized bedrooms, offering ample space for rest and relaxation. The single reception room offers a versatile space to meet your living needs, while the bathroom is fully fitted, offering a functional and fresh finish. The kitchen of the property has an abundance of wall and base units, Belfast sink and range cooker.

The property is perfectly located with easy access to local facilities and amenities, ensuring all the conveniences of city living are right on your doorstep. The central location also ensures you're well connected with numerous transport options to and from the city.

Benefiting from Council Tax Band A, homeowners can enjoy lower annual expenses, aiding in the property's affordability. This property also carries an EPC rating of D, indicating a fair level of energy efficiency.

Overall, this upper flat makes an excellent choice for those seeking a comfortable, centrally-located home in Tyne and Wear, North Shields.

At Pattinson Estate Agents, we highly recommend a viewing to truly appreciate the value and potential of this fantastic property. Contact us today to arrange a visit!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 961

Price: Offers In The Region Of £165,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

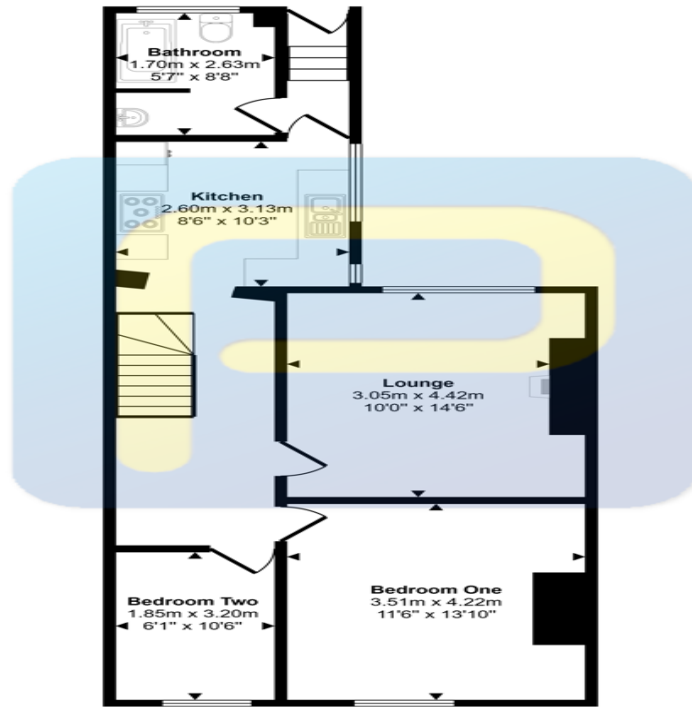
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable, FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
64 sq m / 693 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.

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>		
(55-68) <b>D</b>	63	67
(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

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

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

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