



## 2 bed upper flat to buy in NE33

Ada Street, Westoe, South Shields, Tyne and Wear, NE33 3PX

**£55,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ TWO BEDROOM UPPER FLAT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

| TWO BEDROOM | UPPER FLAT | GAS CENTRAL HEATING | DOUBLE GLAZING | GREAT LOCATION | NO CHAIN |

We are delighted to offer to the market this two bedroom upper flat on the popular Ada Street, South Shields. Benefiting from gas central heating and double glazing the property is well placed for amenities at Westoe as well and bus links.

Comprising briefly :- Upvc door to the entrance hallway with stairs to the first floor landing. Doors to the lounge, bedroom one and bedroom two. The kitchen leads from the lounge and in turn to the rear lobby and bathroom. Externally a shared yard lies to the rear.

Offered for sale with no upper chain early viewing is essential..

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 58

Price: Starting Bid £55,000

Property Type: Upper Flat

Parking: On Street

Year built: 1890

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: Yes

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

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

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



## Lounge

Double glazed window to the rear and central heating radiator. Open to the original second bedroom, now and dining area.,



## Kitchen

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



## Bathroom

Comprising low level w.c., panelled bath and wash basin. Double glazed window to the side and central heating radiator.



## Bedroom One.

Double glazed bay window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the front and central heating radiator.



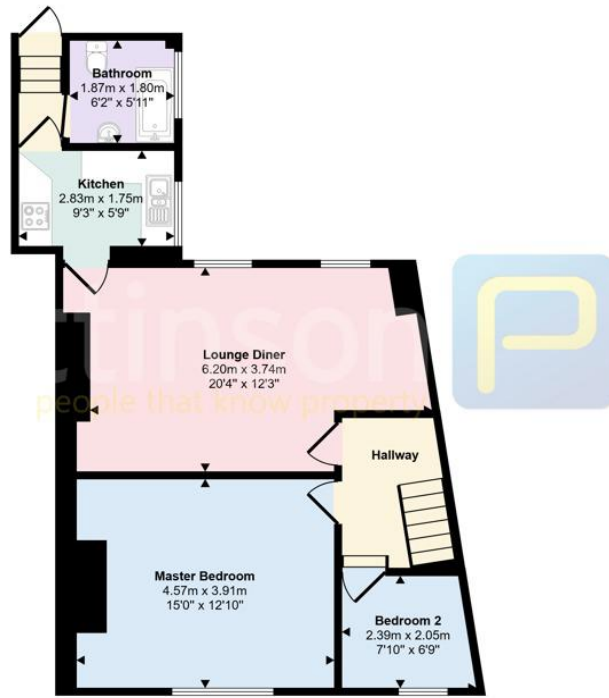
---

## External

A shared yard lies to the rear.



Approx Gross Internal Area  
64 sq m / 687 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>		73	79
(55-68) <b>D</b>			
(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	

Ada Street, Westoe, South Shields, Tyne and Wear, NE33 3PX

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

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

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.

