



### 3 bed upper flat to buy in NE33

Wharton Street, Westoe, South Shields,  
Tyne and Wear, NE33 3JS

**£40,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ RESERVATION FEE APPLIES..
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ EPC Rating D

## Key Information

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

## Description

| RESERVATION FEE APPLIES | THREE BEDROOM UPPER FLAT | GAS CENTRAL HEATING | DOUBLE GLAZED |

We are delighted to offer to the market this three bedroom upper flat on the popular Wharton Street, South Shields. Benefiting from gas central heating and double glazing the property would make a great first time buy or buy to let and early viewing is essential.

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

Externally a shared yard lies to the rear..

Early viewing is essential..

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 58

Price: Starting Bid £40,000

Property Type: Upper Flat

Parking: On Street

Year built: 1895

Construction materials: Brick and block

Roofing type: Slate tiles

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



## Lounge

Double glazed window to the rear and central heating radiator. Feature fire surround with gas fire. Door to the kitchen.



## 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 hand basin. Double glazed window to the side and central heating radiator.



## Bedroom One.

Double glazed window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the rear and central heating radiator.



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## Bedroom Three

Double glazed window to the front and central heating radiator.



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## External

A shared yard lies to the rear.



Approx Gross Internal Area  
78 sq m / 841 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>                                   |  |                            | 74        |
| (55-68) <b>D</b>                                   |  | 68                         |           |
| (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<br>2002/91/EC |           |

Wharton Street, Westoe, South Shields, Tyne and Wear, NE33 3JS

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

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