



## 1 bed ground floor flat to buy in

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

**£15,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ ONE BEDROOM GROUND FLOOR
- ✓ BRIGHT & AIRY LOUNGE / DINER
- ✓ DOUBLE BEDROOM
- ✓ PRIVATE REAR COURT YARD
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents are delighted to present to Auction this fantastic, spacious one bedroom, ground floor flat, situated in Boldon Colliery.

This attractive flat boasts a sizeable double bedroom that presents a comfortable and private space to retreat, coupled by generous proportioned lounge / diner leading to kitchen and family bathroom beyond.

The centrepiece of the flat is the bright and airy lounge area. Here, the generously proportioned space is flooded with natural light, making it a delightful spot for welcoming friends or basking in leisurely weekends. This reception room is incredibly flexible and allows you to customise the space to your living preferences.

The property is further complemented by its convenient location in Boldon Colliery, amidst a range of local amenities and transport links. This ground floor flat encapsulates comfortable living in a prime location, making it an excellent consideration for Investor.

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

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 55 years

Price: Starting Bid £15,000

Property Type: Ground floor flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

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### Entrance/Hallway

3.79m x 1.92m (12'43"5" x 6'3")

Part glazed door leading to entrance, gas central heating radiator;



### Lounge/Diner

5.84m x 3.70m (19'1" x 12'1")

Double glazed window to rear aspect, electric fire with feature surround, gas central heating radiator;



### Lounge/Diner.

Double glazed window to rear aspect, electric fire with feature surround, gas central heating radiator;



### Kitchen

3.93m x 2.07m (12'10" x 6'9")

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



### Kitchen.

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



## Bedroom One

3.64m x 3.37m (11'11" x 11'0")

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



## Bedroom One.

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



## Inner Hallway

0.95m x 2.25m (3'1" x 7'4")

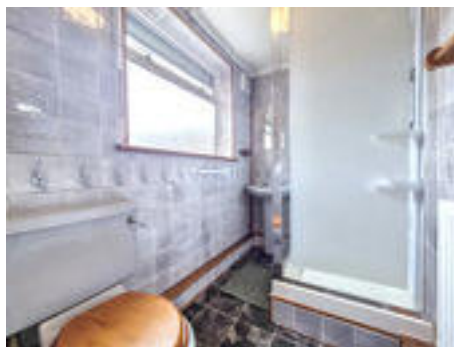
Part glazed door leading to private court yard, roll top work surfaces, plumbing for washing machine, vinyl flooring;



## Family Bathroom

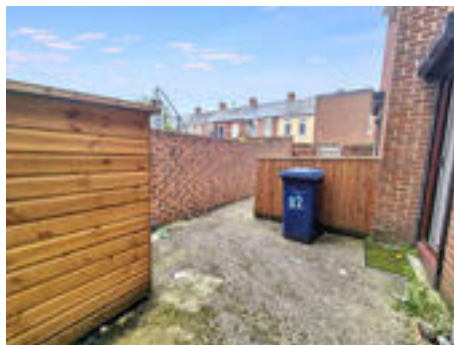
2.43m x 1.45m (7'11" x 4'9")

A suite comprising: Shower cubicle with electric shower over, pedestal wash hand basin, w.c, tiled walls, vinyl flooring, extractor, double glazed window to side aspect;



## External Rear


Private enclosed walled court yard, gated access to rear lane;



## External Rear.

Private enclosed walled court yard, gated access to rear lane;



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>	72	75
(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 	

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

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