



To buy

## 3 bed upper flat to buy in NE33

Pollard Street, Lawe Top, South Shields,  
Tyne and Wear, NE33 2DP

# £80,000

 x3
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ THREE BEDROOM
- ✓ UPPER FLAT
- ✓ GAS CENTRAL HEATING
- ✓ DOUBLE GLAZED
- ✓ EPC Rating C

On Street parking

## Key Information

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

## Description

| UPPER FLAT | LAWE TOP | FREEHOLD | THREE BEDROOMS | NO UPPER CHAIN | 360 VIDEO TOUR AVAILABLE |

We are delighted to offer to the market this well presented three bedroom upper flat on Pollard Street, South Shields. Benefiting from gas central heating and double glazing, the property is well placed for the Sea Front as well as the Town Centre and would make a great first time buy or downsize.

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

Price: £80,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Asphalt shingles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

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

## Entrance

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



## Lounge

Double glazed window to the rear and central heating radiator. Feature fire surround and door to the kitchen. Door to bedroom two.



## 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 tiling. Plumbed for automatic washing machine and gas cooker point. Double glazed window to the side and door to the bathroom.



## Bathroom

Comprising of low level W.C., panelled bath and pedestal 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.



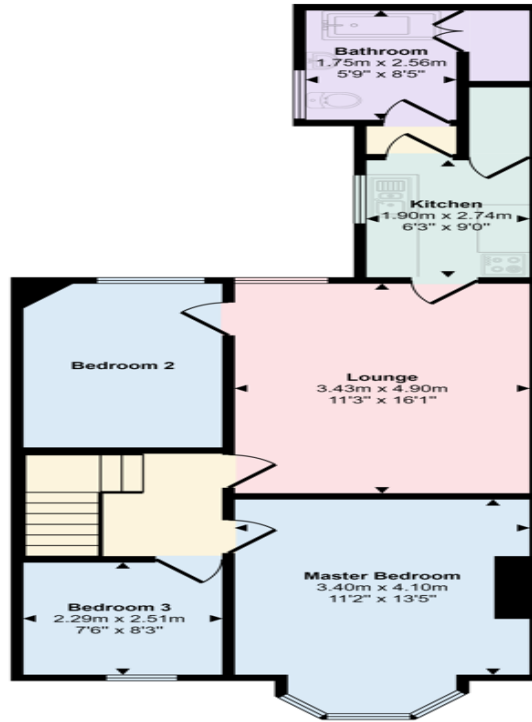
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## Bedroom Three

Double glazed window to the front and central heating radiator.



Approx Gross Internal Area  
69 sq m / 745 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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