

To buy

## 2 bed lower flat to buy in NE35

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

# £45,000

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ TWO BEDROOM LOWER FLAT
- ✓ 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

| TWO BEDROOM | LOWER FLAT | GAS CENTRAL HEATING | DOUBLE GLAZED | LARGE YARD | GREAT AMENITIES |

We are delighted to offer to the market this two bedroom lower flat on the popular Arnold Street, Boldon Colliery. Benefiting from gas central heating and double glazing the property is close to great amenities and would make a great first time buy.

Comprising briefly :- Upvc door to the entrance hallway with doors to the lounge, bedroom one, bedroom two and bathroom. the kitchen leads from the lounge.

Externally a large yard lies to the rear.

Close to great amenities and bus links, early viewing is essential..

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 981

Price: £45,000

Property Type: Lower Flat

Parking: On Street

Year built: 1900

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

Water meter: No

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 doors to the lounge, bedroom one, bedroom two and bathroom.



## Lounge

Double glazed window to the front and central heating radiator. Open plan to the kitchen.



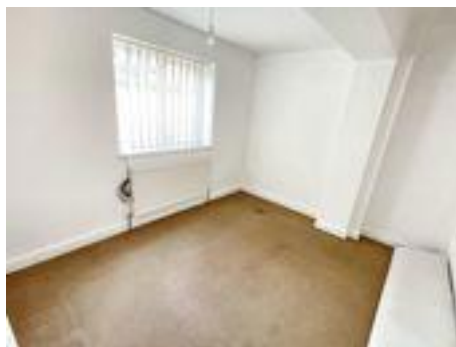
## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back tiling. Electric oven and gas hob with extractor hood. Plumbed for automatic washing machine.



## Bedroom one

Double glazed window to the rear and central heating radiator.



## Bedroom Two

Double glazed window to the rear and heating radiator.



## Shower room

Comprising low level w.c., walk in shower and wash basin.  
(please note since the photograph was taken a walk in shower has replaced the bath)




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## External

A large yard lies to the rear.





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>		71
(55-68) <b>D</b>	61	
(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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