



## 2 bed lower flat to buy in NE33

Pembroke Terrace, West park, South Shields, Tyne and Wear, NE33 4LG

**£45,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ RESERVATION FEE APPLIES..
- ✓ TWO BEDROOM LOWER FLAT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ 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

| RESERVATION FEE APPLIES | TWO BEDROOM LOWER FLAT | GAS CENTRAL HEATING | DOUBLE GLAZED | GREAT LOCATION AND AMENITIES |

We are delighted to offer to the market this two bedroom lower flat on the popular Pembroke Terrace, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of an enclosed private yard to the rear and is sold with no upper chain.

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

Externally a private 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 £45,000

Property Type: Lower Flat

Parking: On Street

Year built: 1895

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

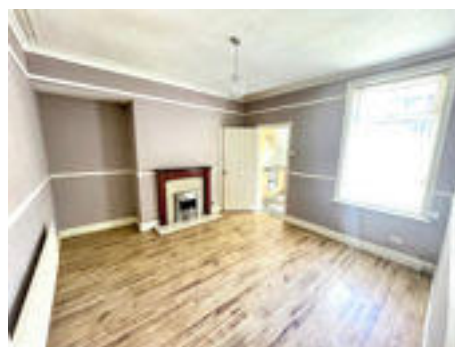
## Entrance

Upvc door to the entrance hallway with doors to the lounge, bedroom one and bedroom two.

---

## Lounge

Double glazed window to the rear central heating radiator. Feature fire surround with electric 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 tiling. Electric oven and gas hob with extractor hood, plumbed for automatic washing machine. Double glazed window to the side and door to the yard.



## 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 bay window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the rear and central heating radiator.

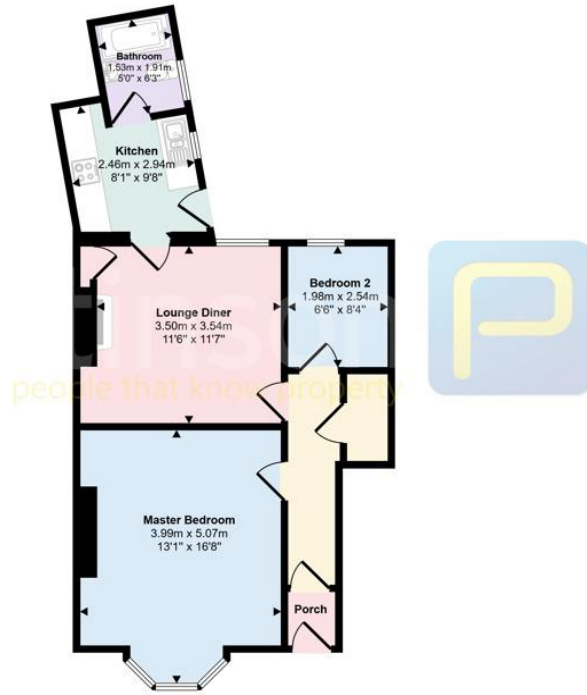


## External

An enclosed private yard lies to the rear.



Approx Gross Internal Area  
56 sq m / 603 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>		71	76
(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	

Pembroke Terrace, West park, South Shields, Tyne and Wear, NE33 4LG

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

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

