



### 3 bed apartment to buy in NE31

Tweed Street, Hebburn, Hebburn, Tyne and Wear, NE31 1XP

# £75,000

 x3  x1  x1

Tenure

**Freehold**

### Property features

 EPC Rating D

On Street parking

## 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

Pattinson Estate Agents are delighted to welcome to the market this three-bedroom first floor flat, located on Tweed Street in a popular residential area of Hebburn. The property offers well-proportioned accommodation throughout. The property is currently tenanted at £525 per calendar month, presenting an ideal opportunity for landlords seeking a ready-made investment.

The flat comprises an entrance hallway with stairs to the first floor, lounge, kitchen, three bedrooms, and a family bathroom. The property benefits from gas central heating, double glazing throughout, and a private rear courtyard with gated access.

Tweed Street is conveniently situated within easy reach of Hebburn town centre, offering access to a range of amenities including shops, schools, and public transport links. Hebburn Metro Station provides connections to Newcastle and South Shields, while nearby road links such as the A184 and A19 offer straightforward access across the region.

Council Tax Band: A

Tenure: Freehold

Price: £75,000

Property Type: Apartment

Parking: On Street

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

Mobile signal coverage: Good

## Entrance / Hallway

Wooden part-glazed entrance door leading to staircase to the first floor. Gas central heating radiator.

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## Lounge

4.43m x 3.88m (14'6" x 12'8")

A spacious lounge. Rear aspect double glazed window, feature fire surround, gas central heating radiator, and carpet flooring.



## Kitchen

3.03m x 2.05m (9'11" x 6'8")

Side aspect double glazed window. Fitted with a range of wall and base units with roll-top work surfaces, stainless steel sink with mixer tap, and tiled splashbacks. Integrated oven with four-ring gas hob and extractor hood. Space for fridge freezer and plumbing for washing machine. Gas central heating radiator and vinyl flooring.



## Bedroom One

4.40m x 3.53m (14'5" x 11'6")

A very well-proportioned double bedroom. Front aspect double glazed window, gas central heating radiator, and carpet flooring. Fitted wardrobes.



## Bedroom Two

2.34m x 2.28m (7'8" x 7'5")

Front aspect double glazed window, gas central heating radiator, and carpet flooring.



## Bedroom Three

3.31m x 2.09m (10'10" x 6'10")

Currently being decorated by the tenant. Rear aspect double glazed window, gas central heating radiator, and carpet flooring.



## Rear Hallway

Cupboard housing Combi Boiler

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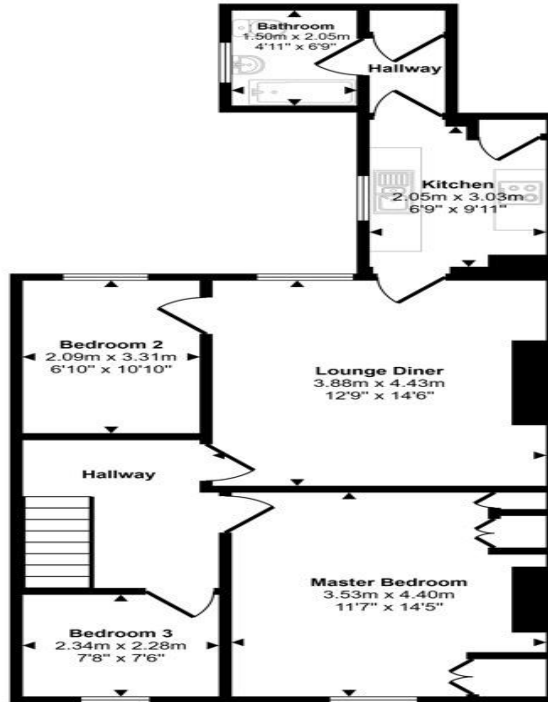
## Family Bathroom

2.05m x 1.50m (6'8" x 4'11")

Side aspect double glazed window. Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, and W/C. Part tiled walls, vinyl flooring, and gas central heating radiator.



Approx Gross Internal Area  
68 sq m / 733 sq ft



First Floor

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>                            |    |                            | 77        |
| (55-68) <b>D</b>                            | 66 |                            |           |
| (39-54) <b>E</b>                            |    |                            |           |
| (21-38) <b>F</b>                            |    |                            |           |
| (1-20) <b>G</b>                             |    |                            |           |
| Not energy efficient - higher running costs |    |                            |           |
| England, Scotland & Wales                   |    | EU Directive<br>2002/91/EC |           |

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