



## 2 bed lower flat to buy in NE33

Eglesfield Road, Laygate, South Shields,  
Tyne and Wear, NE33 5PS

# £50,000

🛏 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ TWO BEDROOM LOWER FLAT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ 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

Public Notice:

Address: 24 Eglesfield Road, Laygate, South Shields, Tyne and Wear, NE33 5PS

We are acting in the sale of the above property and have received an offer of £ 49,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 20/04/2026

| TWO BEDROOM | LOWER FLAT | GAS CENTRAL HEATING | DOUBLE GLAZED | NO UPPER CHAIN | FREEHOLD FLAT |

We are delighted to offer to the market this two bedroom lower flat on the popular Eglesfield Road, South Shields. Benefiting from gas central heating and double glazing the property is well placed for Metro with great amenities close by.

Comprising briefly :- Hardwood door to the entrance hallway with doors to the lounge, and bedroom two. Bedroom two leads from the lounge as does the kitchen which in turn leads to the rear lobby and bathroom.

Externally a yard lies to the rear.

Offered with no upper chain early viewing is essential..

Council Tax Band: A

Tenure: Freehold

Price: £50,000

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

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

Hardwood door to the entrance hallway with doors to the lounge and bedroom one.



## Lounge

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

## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, sink unit with mixer tap and splash back tiling. Electric oven and plumbed for automatic washing machine. Double glazed window to the side and door to the rear lobby.



## Bathroom

Comprising low level w.c, panelled bath and wash basin. Double glazed window to the side and central heating radiator.

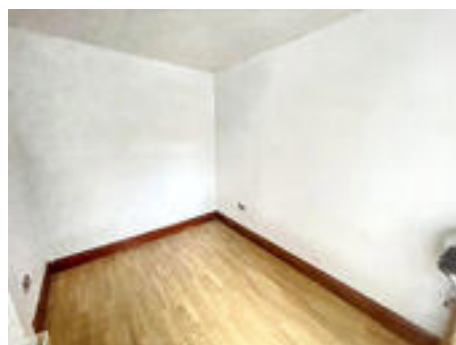


## Bedroom One.

Double glazed window to the front and central heating radiator.

## Bedroom Two

Double glazed window to the rear and central heating radiator.

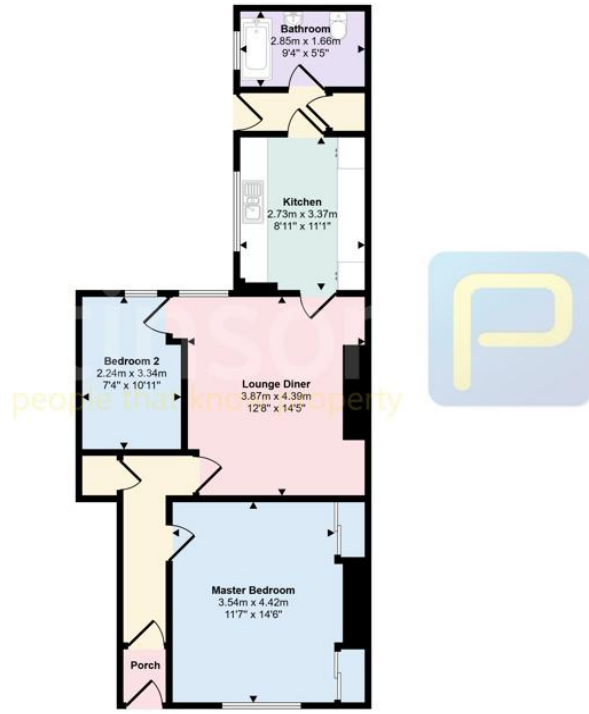


## External

A yard lies to the rear.



Approx Gross Internal Area  
70 sq m / 756 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>	69	77
(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	

Eglesfield Road, Laygate, South Shields, Tyne and Wear, NE33 5PS

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

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

