



## 2 bed lower flat to buy in NE33

Tadema Road, Westoe, South Shields,  
Tyne and Wear, NE33 3BG

# £85,000

🛏 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Spacious two bedroom ground floor flat
- ✓ Currently tenanted at £450.00 per calendar month
- ✓ Bright and well-proportioned living accommodation
- ✓ Gas central heating and double glazing throughout
- ✓ EPC Rating D

## Key Information

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

## Description

Pattinson Estate Agents are pleased to welcome to the market this well-presented two bedroom ground floor flat, ideally situated on Tadema Road in South Shields. The property is currently tenanted at £450 per month, making it an excellent investment opportunity for landlords seeking a ready-made buy-to-let.

This well-proportioned flat offers comfortable living space throughout and is ideally suited to investors. The accommodation briefly comprises an entrance hallway, spacious living room, fitted kitchen, two double bedrooms and a family bathroom. Externally, there is an enclosed rear yard with gated access to the rear lane.

Located in a popular residential area of South Shields, Tadema Road provides convenient access to a range of local amenities including shops, schools and leisure facilities. Excellent transport links connect to South Shields town centre, the coast and surrounding areas, making this a well-placed and appealing home.

Council Tax Band: A

Tenure: Freehold

Price: £85,000

Property Type: Lower Flat

Parking: On Street

Heating: Gas

## Entrance Hallway

Part glazed UPVC door, central heating radiator and laminate flooring.



## Living Room

4.12m x 3.02m (13'6" x 9'10")

A spacious reception room featuring a double glazed UPVC window to the rear aspect, central heating radiator and carpeted flooring.

## Kitchen

2.54m x 2.05m (8'4" x 6'8")

Fitted with a range of wall and base cupboards, roll-top work surfaces, stainless steel sink with mixer tap, tiled splashbacks, integrated electric oven and four-ring gas hob. Plumbing for washing machine, space for fridge freezer, double glazed UPVC window to the rear aspect and tiled flooring.



## Bedroom One

3.91m x 3.09m (12'9" x 10'1")

Spacious double bedroom with double glazed UPVC window to the front aspect, central heating radiator and laminate flooring.



## Bedroom Two

4.07m x 1.96m (13'4" x 6'5")

Well-proportioned bedroom with double glazed UPVC window to the rear aspect, central heating radiator, cupboard housing combi boiler and laminate flooring.



## Bathroom

2.09m x 1.59m (6'10" x 5'2")

Fitted with a white suite comprising WC, pedestal wash basin and bath with mains-fed shower over. UPVC double glazed window to side aspect, tiled walls and flooring, and chrome towel radiator.



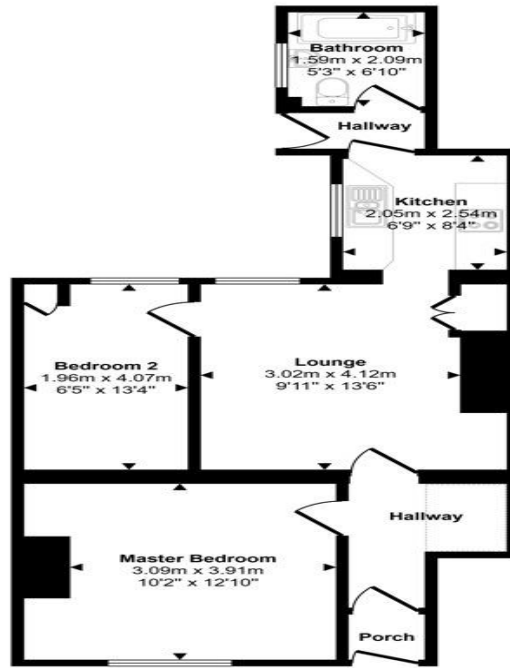
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## Externally

To the rear lies an enclosed yard with gated access to the rear lane.



Approx Gross Internal Area  
55 sq m / 592 sq ft



Floorplan

□ Denotes head height below 1.5m

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>			74
(55-68) <b>D</b>	63		
(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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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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