



## **41 Wansbeck Road, Jarrow, NE32 5SS**

**Offers Over £80,000**

Hive Estates are pleased to present this light and spacious one bedroom lower Tyneside flat on Wansbeck Road in Jarrow. Ideally situated close to local shops, transport links, and green open spaces, this property combines convenience with comfortable, modern living.

Inside, the bright and living room features large windows that allow plenty of natural light to fill the space. With neutral décor and wood effect flooring throughout, it offers plenty of room for both relaxing and dining areas a versatile space that feels instantly welcoming.

The kitchen is generously sized with great storage and worktop space, featuring oak effect cabinets, grey laminate surfaces, neutral tiling, and an integrated oven with gas hob, creating a stylish and practical cooking area.

The bedroom is equally impressive, offering a large, airy space with plenty of natural light, perfect for creating a calm and comfortable environment. The bathroom is well proportioned, fitted with neutral tiling, a bath with overhead shower, basin, and WC.

With its generous rooms, contemporary finish, and excellent location, this property makes an ideal first time purchase or investment opportunity.

**Lounge/Diner 14'3" x 17'6" (4.35 x 5.35)**

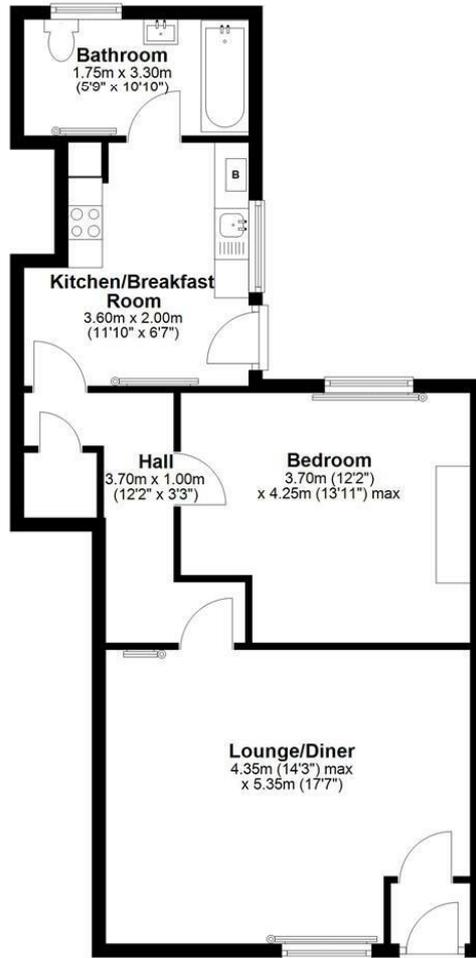
**Kitchen/Breakfast Room 11'9" x 6'6" (3.60 x 2.00)**

**Bedroom 12'1" x 13'11" (3.70 x 4.25)**

**Bathroom 5'8" x 10'9" (1.75 x 3.30)**

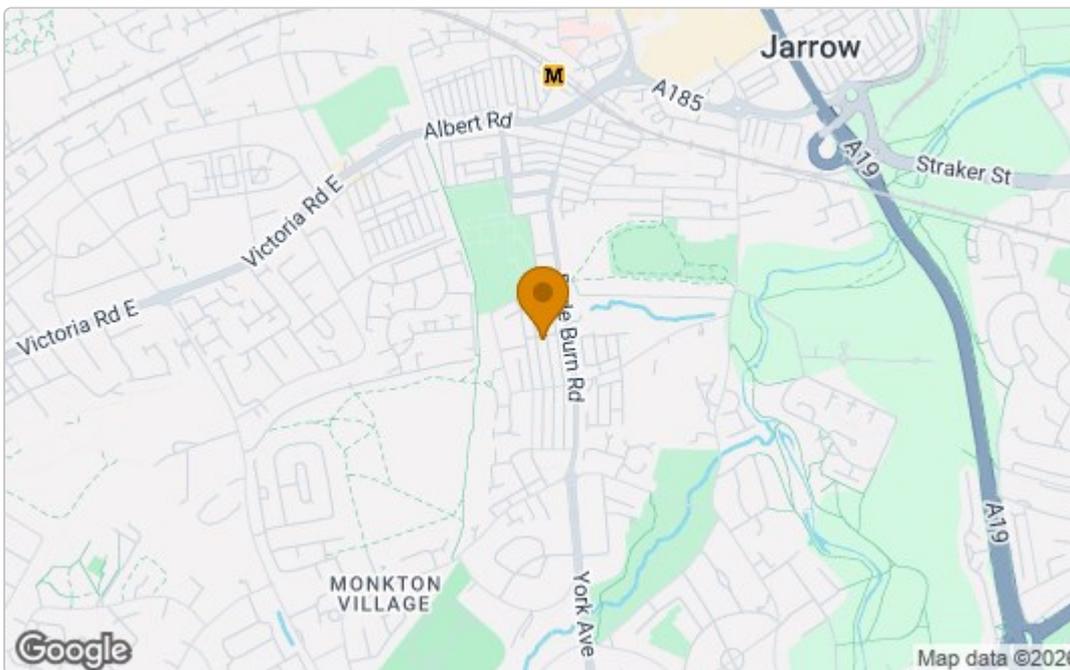
**Ground Floor**

Approx. 59.4 sq. metres (639.6 sq. feet)



Total area: approx. 59.4 sq. metres (639.6 sq. feet)

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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