



Newton Street, Dunston, Tyne And Wear, NE11 9HH

*****CHAIN FREE***** Well presented first floor flat in the popular area of Dunston, within easy access of local shops, amenities and transport links. The property comprises of entrance hall, lounge/diner, kitchen, two double bedrooms and bathroom W/C. There is excellent storage throughout the property with several built in cupboards. Externally the property benefits from a driveway and rear garden with lawn and patio seating areas. The property is currently tenanted but will be available with vacant possession. Viewing essential! EPC rating C.

*****CHAIN FREE*****

Upper Floor Flat

Two Double Bedrooms

Driveway & Garden

Long Lease & No Service Charge!

EPC Rating C

Offers Over £90,000

Lounge/Diner 15' 4" x 12' 8" (4.68m x 3.86m) max
Built in storage.

Kitchen 10' 2" x 7' 3" (3.11m x 2.21m) max
Fitted with a range of wall and base units, integrated oven/hob.
Space for freestanding appliances (not included). Pantry
storage. Door leading to rear staircase.

Bedroom 1 12' 7" x 11' 10" (3.84m x 3.60m) max
Bay window.

Bedroom 2 13' 9" x 9' 10" (4.19m x 3.00m) max
Built in storage.

Bathroom 10' 1" x 5' 1" (3.08m x 1.54m)
Bath with shower over, wash basin, W/C.

Externally

Driveway to front. Garden to rear with storage shed, lawn and
patio seating areas.

Additional Information

Council tax band: A We understand this property is leasehold.
Mobile phone coverage and broadband availability:
<https://checker.ofcom.org.uk/> Coal mining: The North East has
a widespread coal mining heritage and many properties are
built within the vicinity of historic coal mining. We have not been
made of aware of any specific issues with this property. Your
conveyancer may carry out a coal mining search. We have
been advised that the property had the roof replaced in 2023.

Leasehold information

Length of original lease: 999 years Original date: 31st October
1996 Years remaining: 970 Annual ground rent: 0 (peppercorn
lease) Ground rent review period: N/A Last ground rent review
date: N/A Annual service charge: N/A Included in the service
charge: N/A

Important note to purchasers

We have prepared these sales particulars as a general guide
to give a broad description of the property. They are not
intended to constitute part of an offer or contract. The
measurements are a guide to prospective buyers only and are
not precise. We have not carried out a structural survey and the
services, appliances and fittings have not been tested by us. If
you require any further information, please contact us.





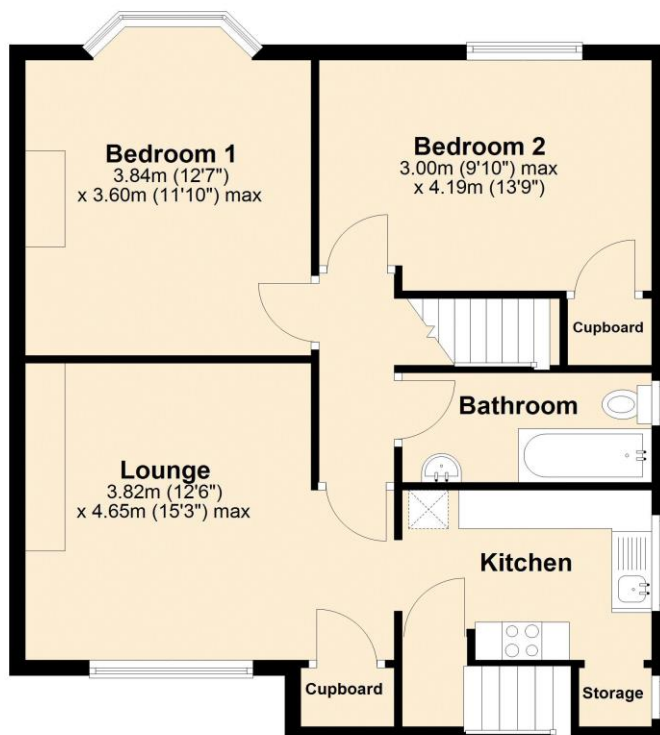
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

First Floor

Approx. 69.4 sq. metres (747.0 sq. feet)



Total area: approx. 69.4 sq. metres (747.0 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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