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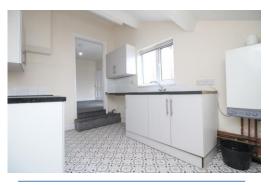




\*\*\*AVAILABLE NOW\*\*\* A recently redecorated two bedroom first floor flat in Dunston, with easy access to local shops, amenities and transport links. The property comprises of lounge, two bedrooms, kitchen and white suite bathroom. Externally there is an enclosed shared yard to rear and shared parking to the front. This property would make an ideal first home for tenants. Viewing highly recommended to avoid disappointment. Available on an unfurnished basis. EPC Rating D.









\*\*\*AVAILABLE NOW\*\*\*

Yard

**First Floor Flat** 

**Holding Deposit £149** 

**Two Bedrooms** 

**EPC** Rating D

**Lounge** 14' 4" x 13' 9" (4.36m x 4.19m) Max Storage cupboard.

**Kitchen** 11' 0" x 7' 10" (3.36m x 2.40m)

Fitted with a range of wall and base units for storage and space for white goods (not included). Stairs to the rear shared yard.

**Bathroom** 9' 11" x 7' 1" (3.01m x 2.17m)

Features a white suite shower, bath, wash basin and W.C.

Bedroom 1 13' 8" x 12' 9" (4.17m x 3.88m) Max

**Bedroom 2** 9' 2" x 8' 7" (2.79m x 2.62m)

## **Externally**

Externally there is a shared driveway to the front of the property and enclosed easy to maintain shared yard to the rear. Further parking available on street.

## **Additional Information**

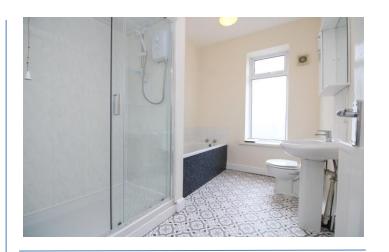
Minimum tenancy length 6 months. EPC Rating D. Council Tax Band A.

## **Holding Deposit**

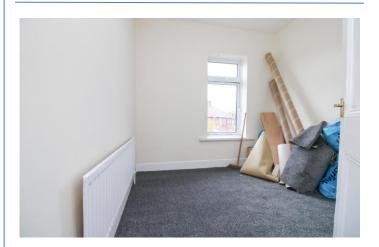
This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

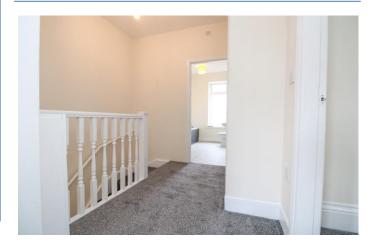


Score	Energy rating	Current	Potential
92+	A		
81-91	В		
69-80	С		76 C
55-68	D	67 D	
39-54	E	2	
21-38	F		
1-20	G		









## **Floorplan**

First Floor



Total area: approx. 65.3 sq. metres (702.4 sq. feet)

