



6 Dunn Terrace

Byker, Newcastle Upon Tyne, NE6 1AT

** GUIDE PRICE £70,000 TO £80,000 ** THREE BEDROOM TERRACED HOUSE ** CASH BUYERS ONLY **

** SPACIOUS DINER ** DOWNSTAIRS W/C ** IDEAL BUY TO LET ** 125 YEAR LEASE FROM 21.08.2206 **

**EXCELLENT LOCATION ** CLOSE TO AMENITIES **COUNCIL TAX BAND A ** EPC RATING C **

Guide Price £70,000

6 Dunn Terrace

Byker, Newcastle Upon Tyne, NE6 1AT



- Guide Price £70,000 to £80,000
- Excellent Buy To Let
- Disability Ramp To The Front Entrance.
- Three Bedroom Terrace House
- 125 Year Lease From 21st August 2006
- Council Tax Band A
- Private Front Garden
- Excellent Transport & Road Links
- EPC Rating C

Hallway

Lounge

11'4" x 10'5" (3.46 x 3.18)

Kitchen

11'4" x 10'5" (3.46 x 3.18)

Diner

10'11" x 10'5" (3.34 x 3.18)

Downstairs W/C

Bedroom 1

14'4" x 10'5" (4.39 x 3.20)

Bedroom 2

10'5" x 9'1" (3.19 x 2.79)

Bedroom 3

10'4" x 7'10" (3.17 x 2.40)

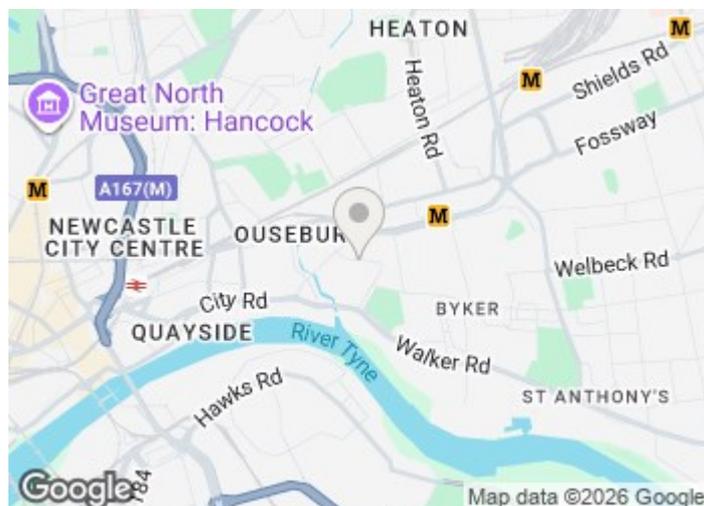
Bathroom

10'4" x 4'9" (3.15 x 1.47)

External

Lease

Broadband

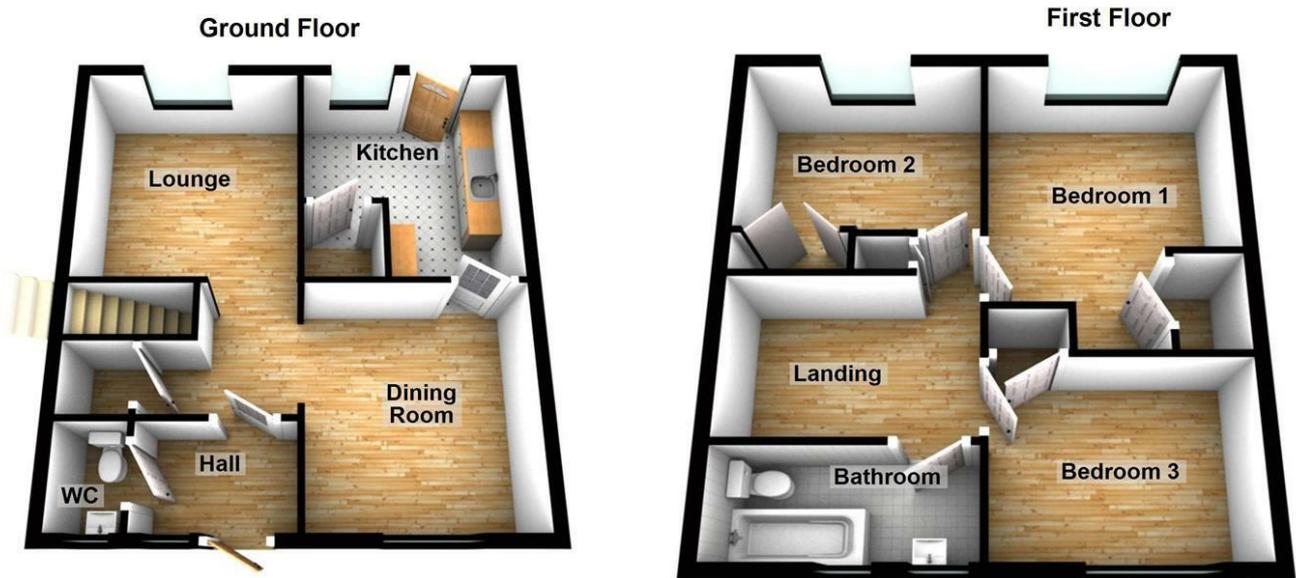


Directions





Floor Plan



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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 69 | 76 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |