



59 Dunstanburgh Road Walker, Newcastle Upon Tyne, NE6 2PX

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

<http://next2buy.iamsold.co.uk>

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack.

Auction Guide £70,000

59 Dunstanburgh Road

Walker, Newcastle Upon Tyne, NE6 2PX



- For Sale by Modern Auction – T & C's apply
- The Modern Method Of Auction
- Freehold
- Subject To Reserve Price
- Two Bedrooms
- Council Tax Band A
- Buyers Fees Apply
- Ample Parking Space
- Energy Rating D

Entrance

Double glazed entrance door, stairs to the first floor landing.

glazed window, tiling to walls, ladder style radiator.

Lounge

13'7" x 11'7" (4.16 x 3.55)

Double glazed windows, fireplace with inset fire, radiators.

External

Externally there are gardens to the front rear and side, together with space for off street parking.

Kitchen

13'7" x 8'6" (4.15 x 2.60)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, storage cupboard, tiling to floor, double glazed door leading to the rear.

Broadband

<https://www.openreach.com/fibre-checker/my-products>

Bedroom 1

13'8" x 10'9" (4.17 x 3.30)

Double glazed window, radiator.

Bedroom 2

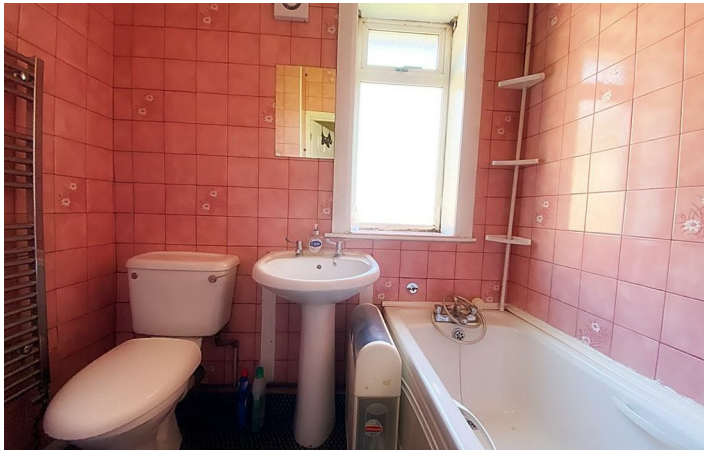
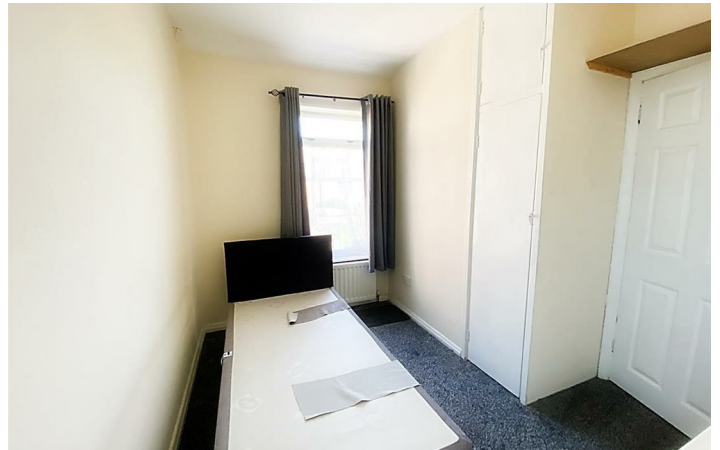
11'3" x 6'5" min (3.44 x 1.96 min)

Double glazed windows, cupboard, radiator.

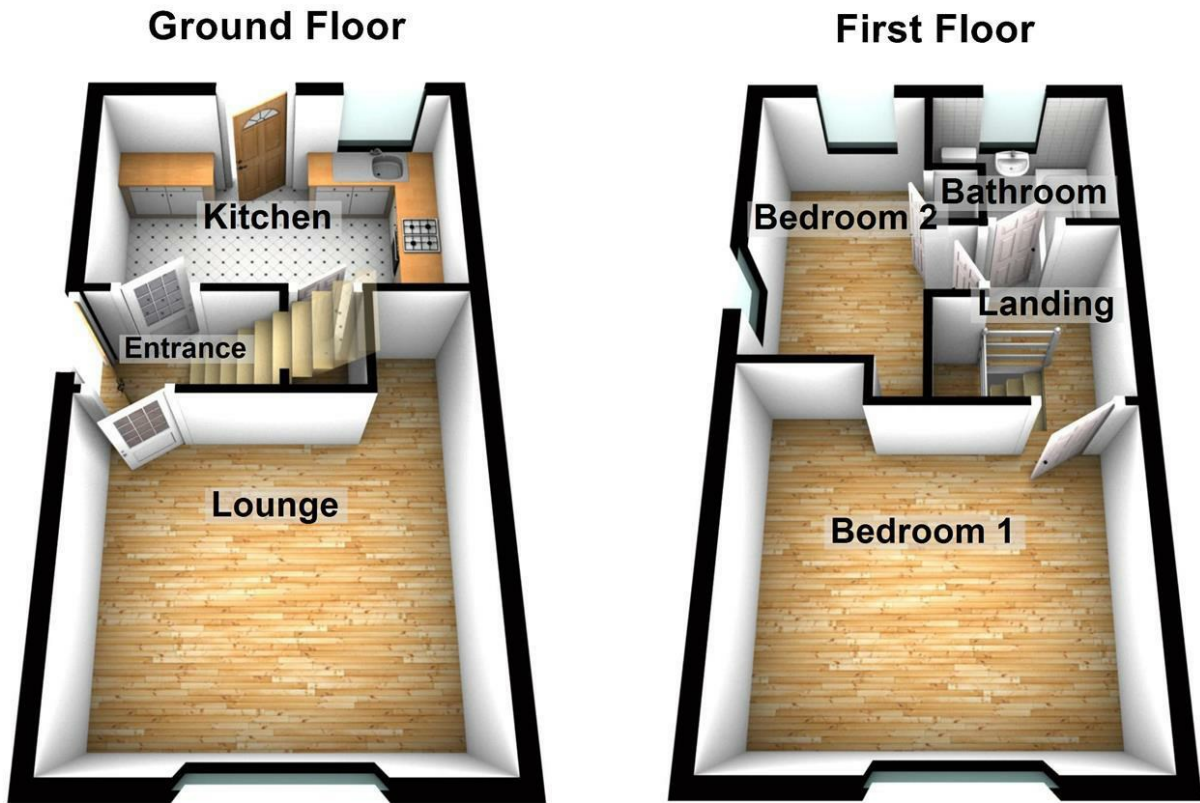
Bathroom

6'11" x 5'8" (2.11 x 1.74)

Comprising; bath with shower over, WC and wash hand basin. Double



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		61	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	