



9 Myrtle Avenue, Gateshead, NE11 9UD

£95,000

Offered with no upper chain, Moovd welcome to the market this immaculate three bedroom upper flat situated on the very popular Myrtle Avenue, Dunston.

This spacious three bedroom flat is positioned close to local amenities, shops and transport links. The property benefits from three good sized bedrooms and spacious lounge, kitchen and bathroom, UPVC double glazing throughout and gas central heating via combi boiler. There is also the added advantage of a private large garden to the side.

This property has a tenant in situ on a fixed tenancy ending on the 24th of November 2024. This is a leasehold property (125 years from February 1990). Annually the ground rent is £10 and the service charge is £309. The service charge includes the building insurance and upkeep of the grassed areas and communal maintenance.

Viewings strictly by appointment only.

### Hallway

Entrance hallway with stairs to first floor.

### Living Room 12'0" x 15'9" (3.68 x 4.82)

Double glazed window to front, electric fire set into the chimney breast, carpet and radiator.

### Kitchen 13'6" x 10'0" (4.14 x 3.05)

Double glazed window to rear, fitted kitchen with a range of wall and base units, freestanding hob and oven, plumbing for washing machine, stainless steel sink and drainer with mixer tap, tiled flooring, radiator and storage pantry.

### Bedroom 1 10'9" x 11'11" (3.28 x 3.65)

Double glazed window to front, radiator and carpet.

### Bedroom 2 10'8" x 10'0" (3.27 x 3.05)

Double glazed window to rear, radiator and carpet.

### Bedroom 3 7'0" x 9'8" (2.14 x 2.96)

Double glazed window to front, radiator and carpet.

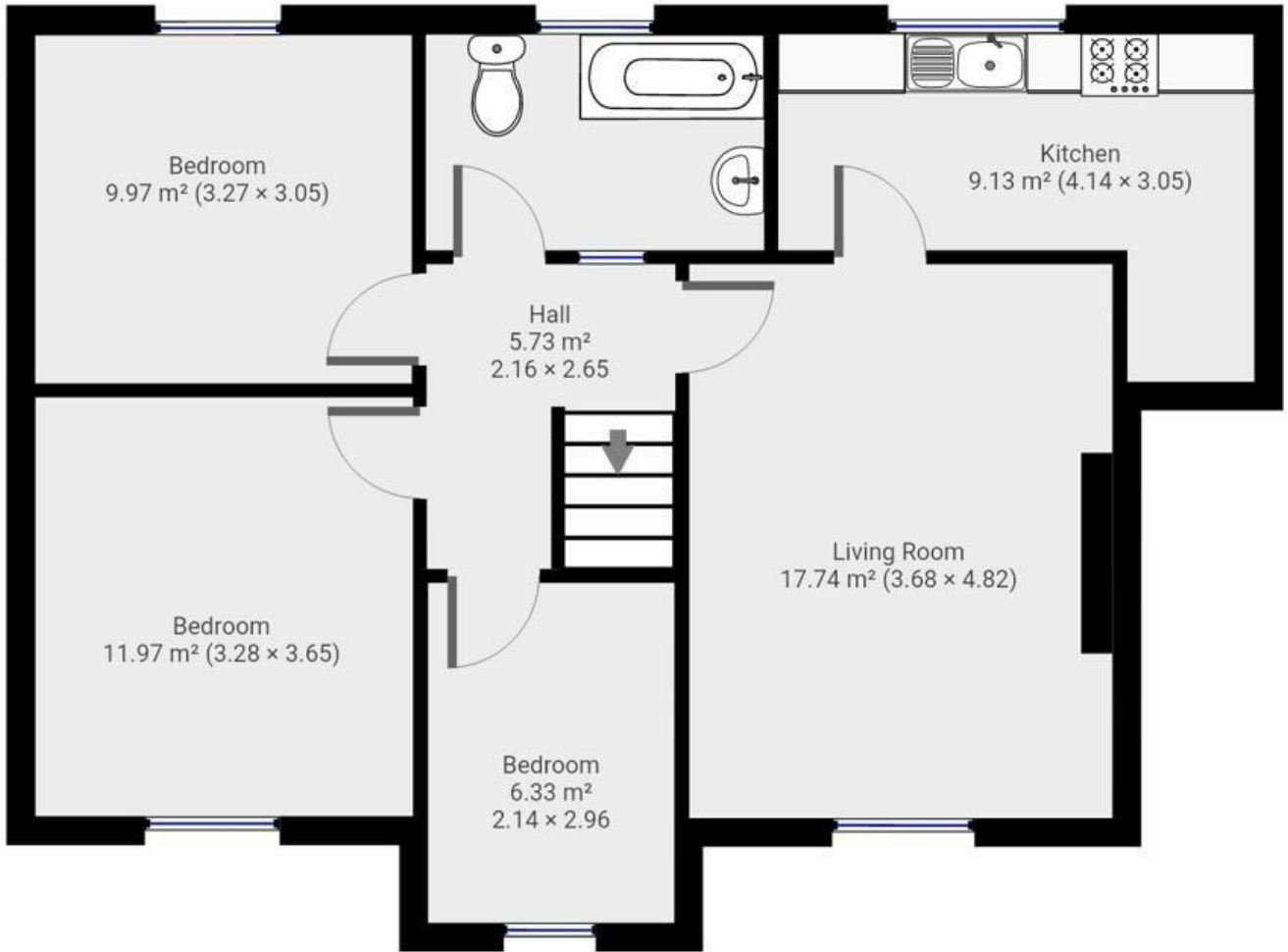
### Bathroom

Two double glazed frosted windows to rear, white suite including w/c, pedestal hand basin, paneled bath with hand attachment shower, vinyl flooring, splash back tiling.

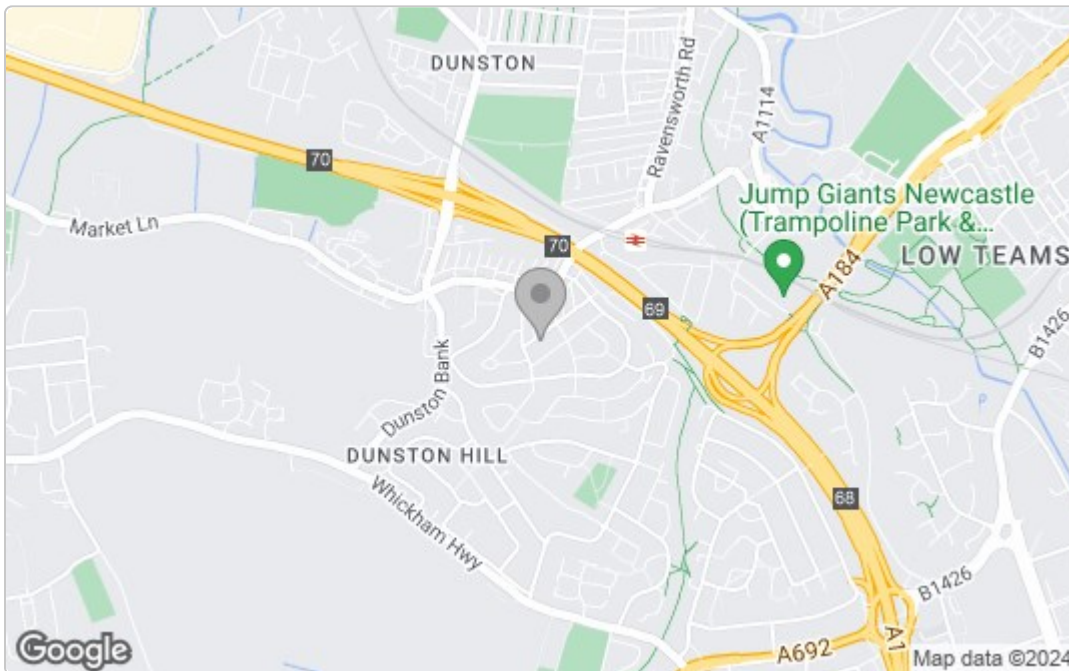
### External

Large side garden with decking, patio and grassed area.

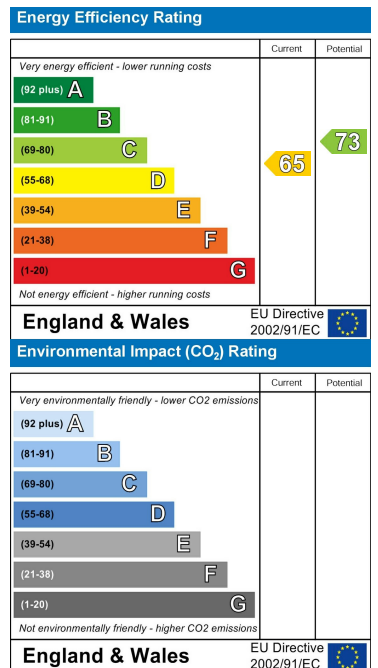
# Floor Plan



# Area Map



# Energy Efficiency Graph



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