



26 Dunelm Grange

, Boldon Colliery, NE35 9AB

Asking Price £120,000

We are delighted to bring to the market this lovely second floor APARTMENT, with NO FURTHER CHAIN, in a great location for LOCAL BUS ROUTES, local AMENITIES, transport links and ASDA supermarket, likely to appeal to first time buyers, couples and families. As the property has previously been rented out, there is Investment potential too.

On entering the property there is a shared entrance via telephone/intercom facility, lift access to the apartment, a private hallway, open plan lounge / kitchen diner, with lovely dual aspect and a south facing Juliette balcony. There is an immaculate, fitted kitchen with integrated appliances, ample storage and bench space. Two good sized bedrooms, one with separate en-suite facilities, plus a main bathroom complete with w.c, sink, bath and a separate, double shower enclosure. Other benefits include: gas central heating, double glazing, external bike store, visitor parking and a private allocated parking bay.

- Two Double Bedroom Apartment
- Main Bathroom + Ensuite
- Open Plan Lounge/ Kitchen / Diner
- Storage Cupboard + Loft
- Gas Central Heating
- Secure Entry/ Intercom System
- Communal Gardens
- Allocated Parking Space + Visitor Parking

Viewing

Please contact our Newcastle Office on 0191 300 2023 if you wish to arrange a viewing appointment for this property or require further information.



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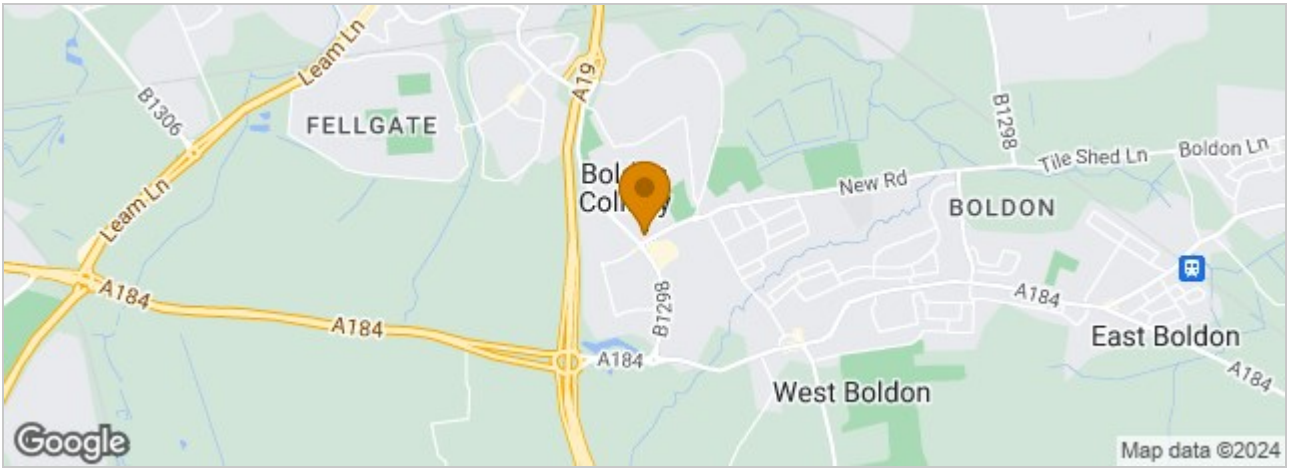


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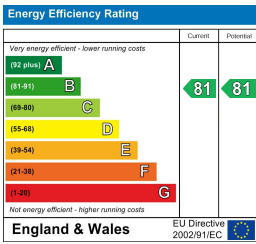


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Area Map



Energy Efficiency Graph



Tenure: Leasehold

Ground rent £200pa 2x £100 instalments review every 10 years from 2008

Service charge is £1107 paid over 12 months to Potts Gray property management Co Ltd

Estimated Rental VALUATION

£700-£800 Per Calander month



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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