



Wellington Road, Dunston, Tyne And Wear, NE11 9HD

*****AVAILABLE NOW***** Well presented two bedroom ground floor flat in the heart of Dunston with easy access to local shops, amenities and transport links. The property comprises of lounge, kitchen, family bathroom and two bedrooms with bonus cupboard storage. Externally there is parking to the front of the flat and an enclosed yard to the rear shared between the two flats. Simply not to be missed out on! Available now on an unfurnished basis. EPC Rating C.



*****AVAILABLE NOW*****

Ground Floor Flat

Two Bedrooms

Driveway

Holding Deposit £173

EPC Rating C

£750 per month

Lounge 12' 11" x 11' 1" (3.93m x 3.39m) max

Lounge with access to kitchen and outlook into rear yard space.

Kitchen 11' 4" x 6' 5" (3.45m x 1.95m)

Fitted with a range of wall and base units for storage, electric freestanding oven/hob along with space for white goods.

Bathroom 8' 2" x 5' 9" (2.50m x 1.76m)

Features a white suite W/C, Wash Basin, Bath with overhead electric shower.

Bedroom 1 12' 9" x 11' 7" (3.89m x 3.54m) max

Bay window with outlook onto driveway.

Bedroom 2 9' 3" x 7' 1" (2.81m x 2.15m)

Outlook into the shared rear yard.

Externally

To the front is paved driveway parking and to the rear is a shared enclosed yard space with access to the back lane.

Additional Information

EPC Rating C. 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.



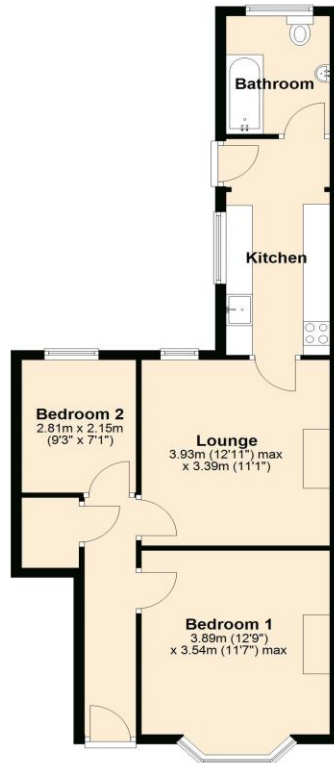
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



Total area: approx. 55.1 sq. metres (592.8 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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