



Market Lane, Dunston, Tyne And Wear, NE11 9NY

*****CHAIN FREE - FIRST HOME OR INVESTMENT OPPORTUNITY***** This first floor flat in the popular area of Dunston offers opportunities for a variety of buyers. The property is currently run as a successful Air B&B but can also be sold with vacant possession. The property comprises of entrance hall, spacious lounge/dining room, two bedrooms and a bathroom W/C. Externally parking is available on street to the front and rear. Situated within easy access of local shops and transport links. Viewing essential! EPC rating C.



*****CHAIN FREE*****

Upper Floor Flat

Two Bedrooms

Vacant or Air B&B Business

Close to Metrocentre and A1

EPC Rating C

£95,000

Lounge/Diner 21' 2" x 14' 10" (6.45m x 4.53m) max
Feature fireplace. Dual aspect windows.

Kitchen 10' 8" x 8' 0" (3.24m x 2.44m)
Fitted with a range of wall and base units. Integrated oven/hob.

Bedroom 1 13' 11" x 11' 7" (4.24m x 3.54m) max
Feature fireplace. Bay window with views towards Newcastle.

Bedroom 2 10' 2" x 9' 1" (3.10m x 2.78m)

Bathroom 7' 11" x 6' 0" (2.41m x 1.83m)
Bath with shower over, wash basin, W/C.

Externally

Space to the rear for bins. Parking available on street to the front and rear.

Additional information

Council tax band: A We understand this property is leasehold
Mobile phone coverage and broadband availability:
<https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Leasehold information

Length of original lease: 999 Original date: 1991 Years remaining: 964 Annual ground rent: £0 Annual service charge: £0

Air B&B information

The property is currently trading as an Air B&B and can be sold fully furnished and still trading (including management and future bookings) to a purchaser if required. We have been given the following figures from the current owners: Average nightly rate: £80 Average occupancy: 75% Potential average monthly income after running costs are deducted: £1,000 More information can be provided on request.

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





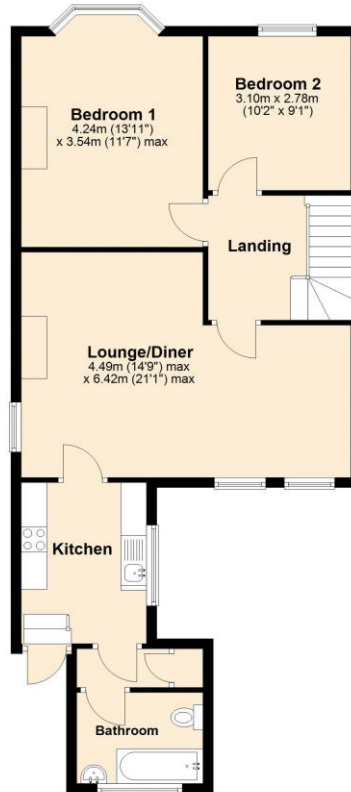
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

First Floor

Approx. 76.8 sq. metres (826.4 sq. feet)



Total area: approx. 76.8 sq. metres (826.4 sq. feet)

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

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