



## 2 bed ground floor flat to buy in

Parsons Gardens, Dunston, Gateshead,  
Tyne and Wear, NE11 9ET

**£72,950** Offers over

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two bedrooms
- ✓ Ground floor Flat
- ✓ Front Garden
- ✓ Rear yard
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

For sale by auction, two-bedroom ground floor flat located in Dunston, Gateshead. Perfectly combining modern comfort with traditional charm, this property offers an ideal opportunity for buy to let investor.

TENANTED INVESTMENT - Rent will be increasing to £625pcm from the 1st of May

The living room, a perfect space for relaxation. The kitchen has been meticulously designed to optimise convenience, providing sufficient storage and work surfaces.

The property benefits from two generously sized bedrooms, ideal for a couple or a small family, each room offers ample living space. The family bathroom is conveniently located to serve both bedrooms.

The exterior space is easy to maintain and ideal for enjoying the sunnier months.

Being resident of Dunston, Gateshead offers a blend of semi-urban living with plenty of amenities at your fingertips. This property is excellently situated, allowing quick access to the wider region via local bus routes and the nearby Railway station.

To fully appreciate this property, we highly recommend a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 973 years

Price: Offers over £72,950

Property Type: Ground floor flat

Parking: On Street

Heating: Gas

## External Front

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### Lounge

3.66m x 4.96m (12'0" x 16'3")



### Kitchen

2.89m x 2.56m (9'5" x 8'4")



### Master bedroom

3.53m x 3.50m (11'6" x 11'5")



### Bedroom 2

3.46m x 3.55m (11'4" x 11'7")



### Bathroom

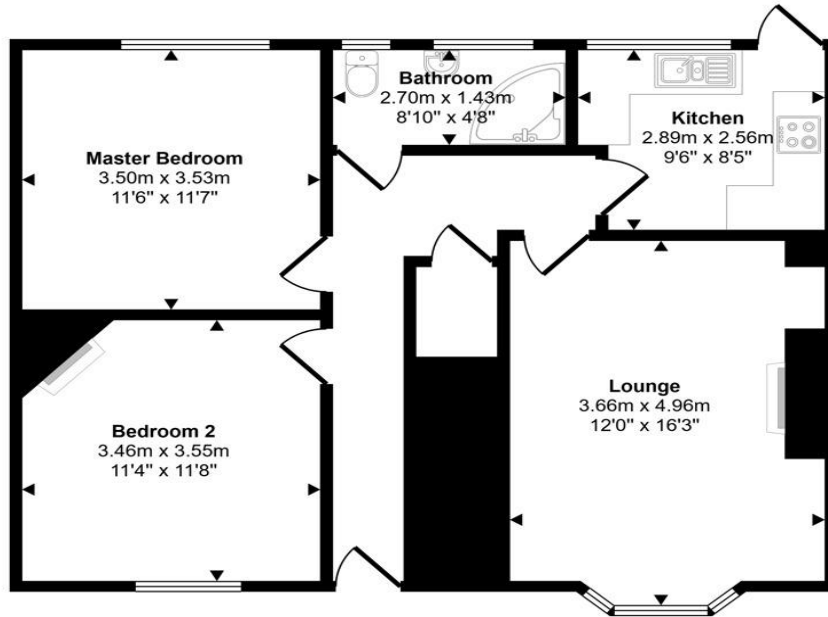
1.43m x 2.70m (4'8" x 8'10")



## External rear




Approx Gross Internal Area  
64 sq m / 694 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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