



## 1 bed ground floor flat to buy in

Dunston Road, Dunston, Gateshead, Tyne and Wear, NE11 9EH

**£75,000** Offers over

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ One bedroom
- ✓ Ground floor flat
- ✓ Private rear yard
- ✓ Situated in Dunston
- ✓ EPC Rating C

## Key Information

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

## Description

For sale - one bedroom ground floor flat located in the desirable area of Dunston, Gateshead. This property boasts one generously proportioned bedroom, reception room, kitchen and a well maintained bathroom. Externally the property benefits from a large private rear yard.

The property resides on the ground floor, offering ease of access. As you enter through the front door, you are welcomed into hallway which leads to the reception room. This space, naturally lit and warm, is ideal for lounging and small gatherings. The bedroom which is well sized, perfect for single inhabitants or couples, with enough room for storage and personalisation.

Notably, the modern bathroom is fitted with high quality fixtures, providing a comfortable and stylish space for self care routines. The flat has an efficient, easy-to-navigate floor plan, ensuring optimal use of space throughout.

The property is located in Dunston, an enviable area within Gateshead appreciated for its close-knit community, public amenities and ease of access to the city centre. It is perfect for those seeking a connected lifestyle, being close to shops, restaurants, parks, and local transport links.

This property presents a fantastic opportunity for those stepping onto the property ladder, down-sizers or investors alike. We highly recommend arranging a viewing to truly appreciate what this ground floor flat has to offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 984

Price: Offers over £75,000

Property Type: Ground floor flat

Parking: On Street

Listed property: No

Conservation area: No

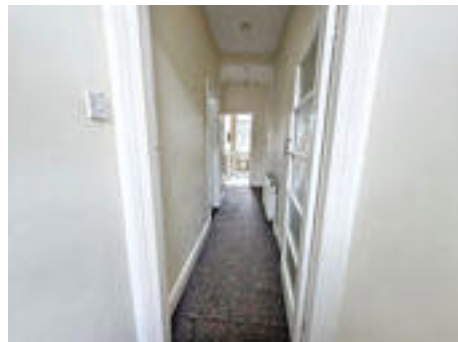
Heating: Gas

Water meter: No

## External Front



## Hallway



## Bedroom

*3.60m x 4.82m (11'9" x 15'9")*



## Lounge

*3.20m x 4.33m (10'5" x 14'2")*



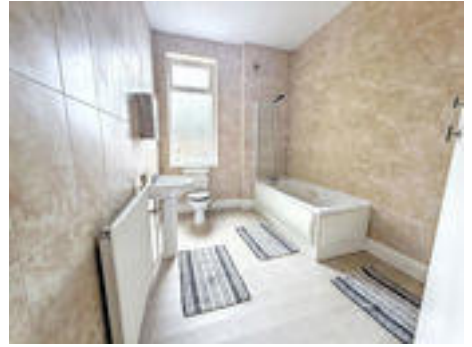
## Kitchen

*2.04m x 2.72m (6'8" x 8'11")*



## Bathroom

2.22m x 3.00m (7'3" x 9'10")

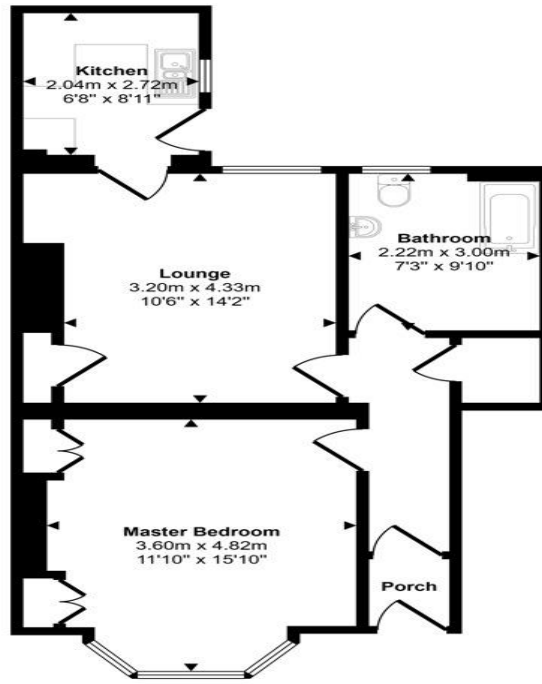


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## Rear Yard




Approx Gross Internal Area  
56 sq m / 598 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>	71	76
(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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**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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