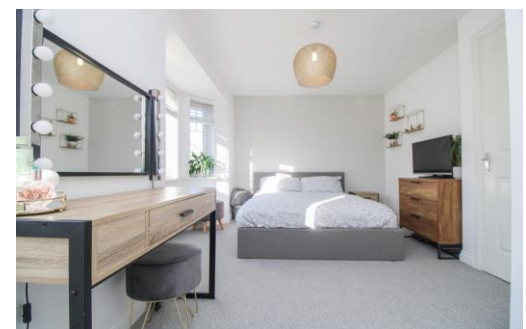




Dunns Way, Blaydon, Tyne And Wear, NE21 5GH

Modernly presented first floor flat on the popular High View Estate in Blaydon. The property comprises of secure communal entry, open plan lounge/kitchen area with dual aspect windows and French Doors, two double bedrooms, the master with an en-suite and a white suite shower room. Externally there is an allocated parking space and storage unit. The property is a short walk to local transport links and amenities. Viewing highly recommended. EPC Rating B.



*****WELL PRESENTED*****

Upper Floor Flat

Two Bedrooms

Two Bathrooms

Allocated Parking Space

EPC Rating B

£89,950

Lounge Area 13' 11" x 12' 1" (4.23m x 3.69m)

French doors with Juliette balcony, partly open to kitchen area.

Kitchen Area 13' 11" x 8' 5" (4.23m x 2.57m)

Fitted with a modern range of wall and base units, integrated oven/hob, space for freestanding appliances. French doors with Juliette balcony.

Bedroom 1 16' 3" x 8' 5" (4.95m x 2.56m)

Fitted wardrobe, bay window.

En-Suite 9' 0" x 6' 1" (2.74m x 1.86m)

Bath, separate shower cubicle, wash hand basin, W/C.

Bedroom 2 10' 0" x 7' 9" (3.05m x 2.35m)

Shower Room 7' 1" x 5' 7" (2.15m x 1.71m)

Shower cubicle, wash hand basin, W/C.

Externally

Secure communal entrance, allocated parking space, storage box/shed.

Additional Information

This is a leasehold property. Council Tax Band A. EPC Rating B. Vendors have advised the lease has approximately 108 years remaining. The ground rent is approximately £150 per annum and the service charge is £157.54 per month to include building insurance, communal cleaning and communal garden maintenance.

Please note this is for reference only and all charges would be checked and confirmed by an appointed solicitor during the conveyancing process.

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.



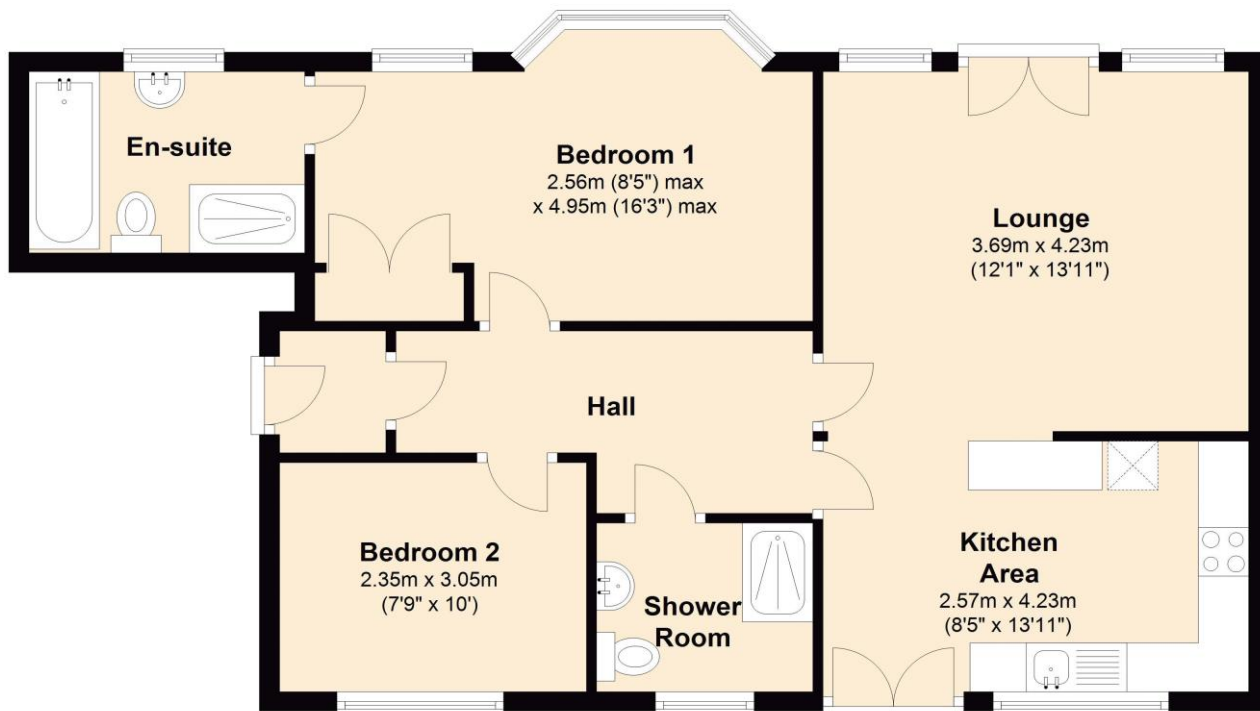


EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Second Floor



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

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook

PRS
Property
Residence
Scheme

rightmove

OnTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

