



**Clephan Street, Dunston, Tyne And Wear,
NE11 9BB**

*****AVAILABLE NOW***** A recently decorated two bedroom first floor flat in Dunston, with easy access to local shops, amenities and transport links. The property comprises of lounge, two bedrooms, kitchen and white suite bathroom. Externally there is an enclosed shared yard to rear and shared parking to the front. This property would make an ideal first home for tenants. Viewing highly recommended to avoid disappointment. Available on an unfurnished basis. EPC Rating D.



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

Yard

First Floor Flat

Holding Deposit £127

Two Bedrooms

EPC Rating D

Monthly Rental Of £650

Lounge 14' 4" x 13' 9" (4.36m x 4.19m) Max

Features storage cupboard and open plan access to kitchen.

Kitchen 11' 0" x 7' 10" (3.36m x 2.40m)

Fitted with a range of wall and base units for storage and space for white goods and stairway access to the rear shared yard.

Bathroom 9' 11" x 7' 1" (3.01m x 2.17m)

Features a white suite shower, bath, wash basin and W.C.

Bedroom 1 13' 8" x 12' 9" (4.17m x 3.88m) Max

Spacious main bedroom.

Bedroom 2 9' 2" x 8' 7" (2.79m x 2.62m)

Externally

Externally there is a shared driveway to the front of the property and enclosed easy to maintain shared yard to the rear.

Additional Information

Minimum tenancy duration is 6 months. This is an EPC Rating D. 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)

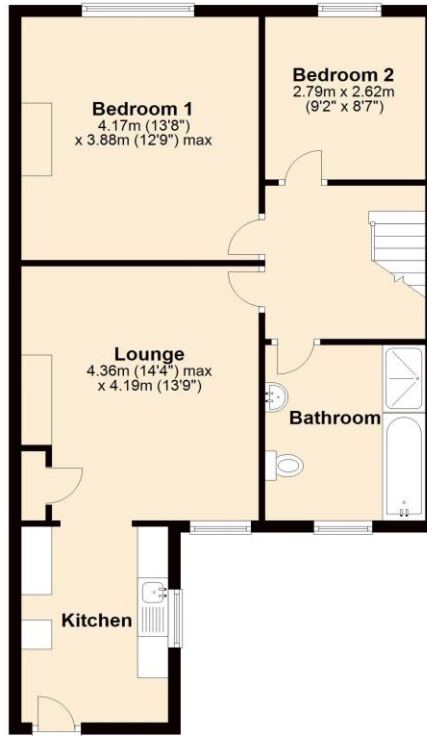
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floorplan

First Floor

Approx. 65.3 sq. metres (702.4 sq. feet)



Total area: approx. 65.3 sq. metres (702.4 sq. feet)

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

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