

For Sale

West way, Dunston, NE11



Offers in Excess of £80,000

2 bedroom Upper Flat

- ✓ Popular & Convenient Location
- ✓ Spacious Lounge & Kitchen
- ✓ Two Bedrooms
- ✓ Bathroom / W.C
- ✓ Double Glazed & Gas Central Heating
- ✓ Single Garage in Block
- ✓ Garden to the Front
- ✓ Available with NO UPPER CHAIN

Description

PETER ROSS are delighted to bring to the SALE market this well presented spacious TWO bedroom UPPER FLAT located in the ever popular residential area of West Way, Dunston. Ideally located for easy access to all the local schools, shops and amenities that Dunston has to offer.

Deceptively spacious throughout an internal inspection is strongly advised in order to fully appreciate what this LEASEHOLD property has to offer.

Briefly comprising, Entrance, lobby, stairs to the first floor landing, Lounge, kitchen, two double bedrooms and bathroom / w.c. Externally there is a front garden and a single garage in the block. Overall, an excellent opportunity for any first time buyer to get their foot on the property ladder or for any buy-to-let enthusiast looking for a good return and to expand their portfolio. Call 0191 488 6080 for further information or to arrange your appointment to view.

Ground Floor

Side entrance door to Lobby -

Lobby - Stairs up to the first floor.

Stairs up to the first floor -

First Floor

Hallway - Storage cupboard housing ladders up to the loft which is partially boarded. Stairs down to the rear of the property.

Lounge - Double glazed window over looking the front elevation, radiator and power points.

Kitchen - Base units with bench tops, double glazed window over looking the rear elevation, radiator and power points.

Bedroom One - Double glazed window over looking the front elevation, radiator and power points.

Bedroom Two - Double glazed window over looking the rear elevation, radiator and power points.

Bathroom / W.C - Three piece suite comprising of bath with shower over, pedestal wash hand basin and low level w.c. Double glazed frosted window over looking the rear elevation and radiator.

Exterior

Garden - To the front of the property is a grassed garden.

Garage - Single garage in the block.

Energy Efficiency and Environmental Impact

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



Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.