



## 4 bed pair of flats to buy in NE11

Wellington Road, Dunston, Gateshead,  
Tyne and Wear, NE11 9HD

**£130,000** Starting Bid

🏠 x4 🚗 x1 🚲 x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Pair of Flats
- ✓ Four Bedrooms
- ✓ Gas Central Heating
- ✓ Currently Tenanted
- ✓ EPC Rating C

## Key Information

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

## Description

Currently tenanted, this pair of flats is an ideal rental opportunity, located close to local amenities and road links for easy commuting. The lower property has UPVC double glazing and gas central heating, and the upper has gas heating and partial UPVC double glazing, there is also a garage attached and a good sized shared yard.

The lower flat has accommodation as follows, entrance hall lounge, kitchen bathroom and two bedrooms. The upper has a landing, lounge, kitchen, bathroom, two bedrooms and both benefit from a shared yard. There is also an attached garage.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 979

Price: Starting Bid £130,000

Property Type: Pair of Flats

Parking: Garage

Heating: Gas

## Lower Flat Entrance Hall

Radiator, under-stairs cupboard

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## Lounge

3.70m x 3.90m (12'1" x 12'9")

UPVC double glazed window, radiator

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## Kitchen

2.00m x 2.20m (6'6" x 7'2")

Fitted in a range of wall and base units, gas hob, electric oven, stainless steel sink and drainer, space for automatic washing machine, combi boiler, UPVC double glazed window and door

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## Bathroom

1.60m x 1.40m (5'2" x 4'7")

Panelled bath, wash basin, WC, UPVC double glazed window, extractor fan

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## Bedroom One

3.70m x 3.90m (12'1" x 12'9")

UPVC double glazed bay window, radiator

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## Bedroom Two

2.90m x 2.10m (9'6" x 6'10")

UPVC double glazed window, radiator

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## Upper Landing

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### Lounge (Upper)

3.80m x 3.60m (12'5" x 11'9")

Radiator



### Kitchen (Upper)

3.40m x 3.90m (11'1" x 12'9")

Wall and base units, gas hob, electric oven, combi boiler, radiator



### Bathroom (Upper)

2.80m x 2.20m (9'2" x 7'2")

WC, wash basin, panelled bath, radiator



### Bedroom One (Upper)

3.30m x 3.90m (10'9" x 12'9")

UPVC double glazed window, radiator




### Bedroom Two (Upper)

2.60m x 2.40m (8'6" x 7'10")

UPVC double glazed window, radiator





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>	74	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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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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