

**Auction**

## 2 bed upper flat to buy in NE6

Dunmorlie Street, Newcastle upon Tyne,  
Tyne and Wear, NE6 2JL

# £50,000

 Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Tenanted Investment Returning £495PCM/£5940 per annum
- ✓ Two Bedroom
- ✓ Upper Flat
- ✓ Close To Local Amenities And Transport Links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Hayley McCormack  
Sales Negotiator  
Heaton

0191 2049601  
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

TO BE SOLD VIA ONLINE UNCONDITIONAL AUCTION FEES APPLY.

Appealing to buy to let investors is this two bedroom first floor flat which is currently rented at £495 PCM.

The property comprises; entrance hall with stairs to the first floor landing, lounge, kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel one and a half sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door leading to the rear garden, two UPVC double glazed windows and radiator. Two bedrooms and four piece bathroom/WC.

Externally to the rear is a private rear yard which is mainly paved, shed and fenced boundaries.

The property benefits from UPVC double glazing and gas central heating.

Leasehold 999 years from 18th May 1984 should you proceed with this purchase these details must be verified by your solicitor

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2980b>

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 957

Price: Starting Bid £50,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Entrance Hall

With stairs to the first floor.

## First Floor Landing

With doors off to the lounge, bedrooms and bathroom/WC.

## Lounge

3.90m x 3.75m (12'9" x 12'3")

UPVC double glazed window to the rear, feature fireplace and radiator.



## Kitchen

3.56m x 2.35m (11'8" x 7'8")

To the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel one and a half sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door leading to the rear garden, two UPVC double glazed windows and radiator.



## Bedroom One

3.91m x 3.02m (12'9" x 9'10")

UPVC double glazed window to the front, fitted wardrobes with sliding doors and radiator.



## Bedroom Two

2.67m x 2.45m (8'9" x 8'0")

UPVC double glazed window to the front and radiator.



## Bathroom/WC

2.67m x 2.44m (8'9" x 8'0")

White four piece bathroom suite comprising; bath, shower cubicle, hand wash basin, low level WC, tiled walls, UPVC double glazed window and radiator.

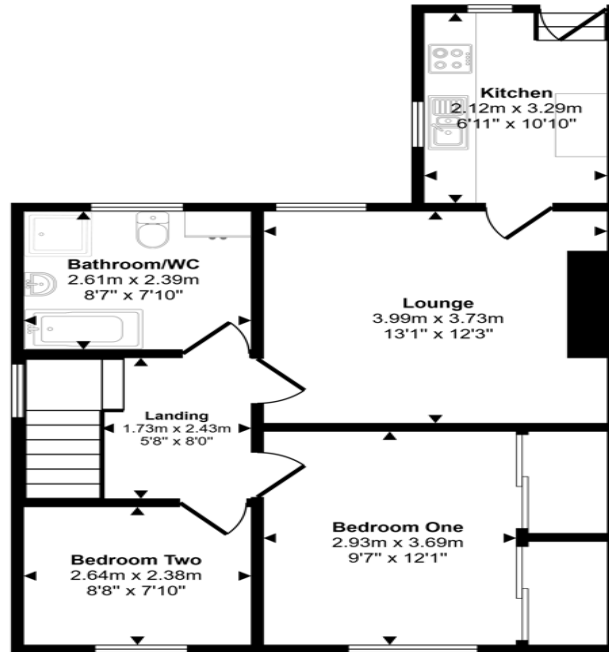


## Rear Garden

Private West facing rear garden mainly paved with shed and fenced boundaries.



Approx Gross Internal Area  
58 sq m / 629 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>		
(55-68) <b>D</b>	55	60
(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	

Dunmorlie Street, Newcastle upon Tyne, Tyne and Wear, NE6 2JL

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

**224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601,  
heaton@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

