MARKET LANE

DUNSTON

livinglocal

welcoming you home



CHAIN FREE - FIRST HOME OR INVESTMENT OPPORTUNITY This first floor flat in the popular area of Dunston offers opportunities for a variety of buyers. The property is currently run as a successful Air B&B but can also be sold with vacant possession. The property comprises of entrance hall, spacious lounge/dining room, two bedrooms and a bathroom W/C. Externally parking is available on street to the front and rear. Situated within easy access of local shops and transport links. Viewing essential! EPC rating C.









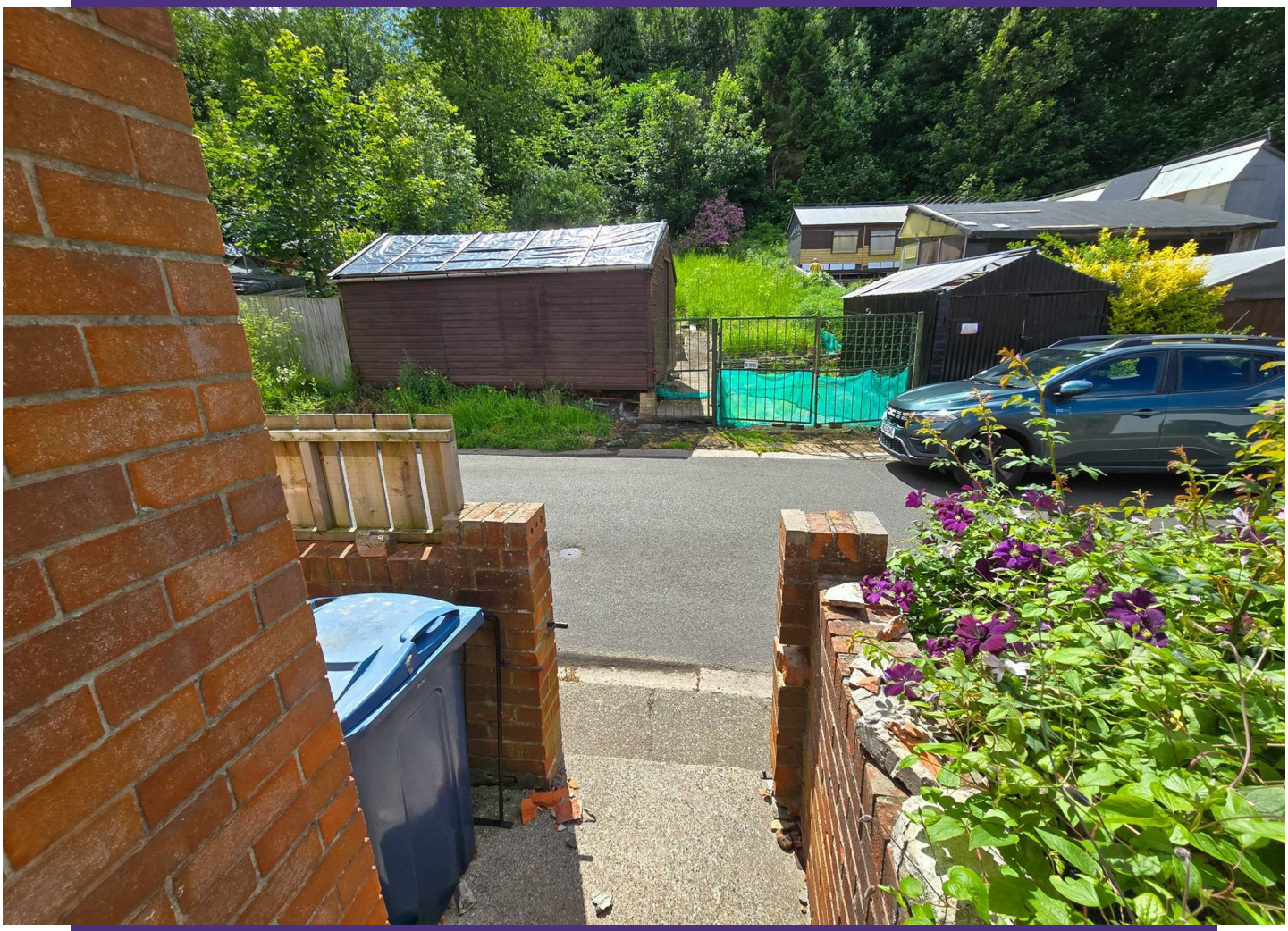
- ***CHAIN FREE***
- Two Bedrooms
- Close to Metrocentre and A1
- Upper Floor Flat
- Vacant or Air B&B Business
- EPC Rating C













Lounge/Diner
21'2" x 14'10" max
Feature fireplace. Dual aspect windows.

Kitchen
10'8" x 8'0"
Fitted with a range of wall and base units. Integrated oven/hob.

Bedroom 1
13'11" x 11'7" max
Feature fireplace. Bay window with views towards Newcastle.

Bedroom 2
10'2" x 9'1"

Bathroom
7'11" x 6'0"
Bath with shower over, wash basin, W/C.

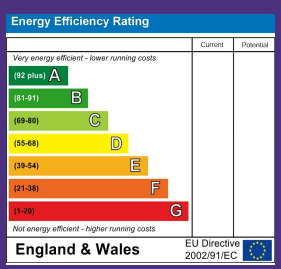
Externally
Space to the rear for bins. Parking available on street to the front and rear.

Additional information
Council tax band: A
We understand this property is leasehold
Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/
Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

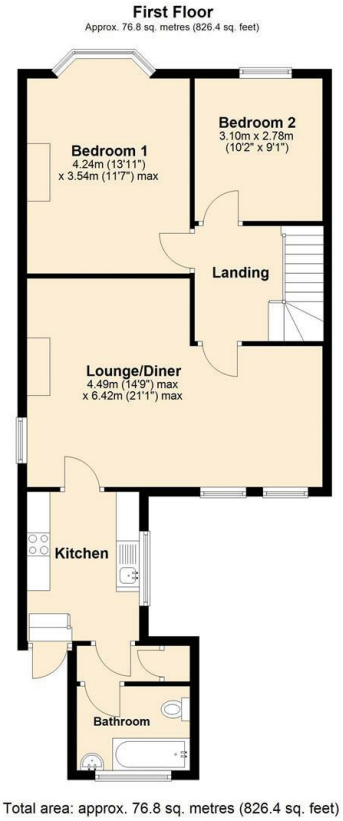
Leasehold information
Length of original lease: 999
Original date: 1991
Years remaining: 964
Annual ground rent: £0
Annual service charge: £0

Air B&B information
The property is currently trading as an Air B&B and can be sold fully furnished and still trading (including management and future bookings) to a purchaser if required. We have been given the following figures from the current owners:
Average nightly rate: £80
Average occupancy: 75%
Potential average monthly income after running costs are deducted: £1,000
More information can be provided on request.

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.



Asking Price £95,000



Total area: approx. 76.8 sq. metres (826.4 sq. feet)

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



35 Front Street, Winlaton, Tyne and Wear, NE21 6AF
0191 414 1200
info@livinglocalhomes.co.uk