



## 6 Dunn Terrace

Byker, Newcastle Upon Tyne, NE6 1AT

- \*\* GUIDE PRICE £70,000 TO £80,000 \*\* THREE GOOD SIZE BEDROOMS \*\* CASH BUYERS ONLY \*\*
- \*\* DOWNSTAIRS W/C \*\* IDEAL BUY TO LET \*\* COUNCIL TAX BAND A \*\* EPC RATING C \*\*
- \*\* 125 YEAR LEASE FROM 21.08.2206 \*\* OUSEBURN 0.3 MILES - APPROXIMATELY 6 MINUTE WALK \*\*
- \*\* CLOSE TO LOCAL AMENITIES AND GREAT TRANSPORT NEWCASTLE CITY CENTRE \*\*
- \*\* BYKER METRO STATION 0.4 MILES \*\* NEWCASTLE QUAYSIDE 0.8 MILES AWAY \*\*
- \*\* SERVICE CHARGES - includes management, building insurance and heating from the district heating scheme \*\*

Guide Price £70,000

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- Guide Price £70,000 to £80,000
- Excellent Buy To Let
- Byker Metro Station 0.4 Miles & Newcastle Quayside 0.8 miles
- Three Bedroom Terrace House
- 125 Year Lease From 21st August 2006
- EPC Rating C
- Private Front Garden
- Ouseburn 0.3 MILES - Approximately 6 minute walk
- Council Tax Band A

## Hallway

## Lounge

11'4" x 10'5" (3.46 x 3.18 )

## Kitchen

11'4" x 10'5" (3.46 x 3.18)

## Diner

10'11" x 10'5" (3.34 x 3.18)

## Downstairs W/C

## Landing

## Bedroom 1

14'4" x 10'5" (4.39 x 3.20 )

## Bedroom 2

10'5" x 9'1" (3.19 x 2.79 )

## Bedroom 3

10'4" x 7'10" (3.17 x 2.40)

## Bathroom

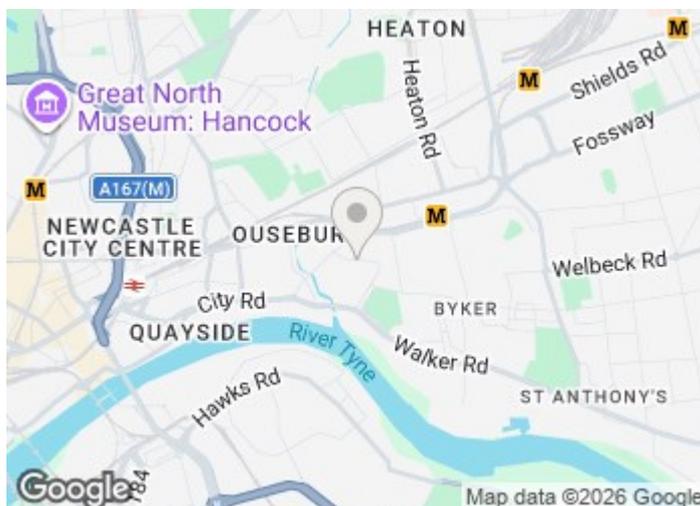
10'4" x 4'9" (3.15 x 1.47)

## External

## Leasehold

## Material Information

## About the Area



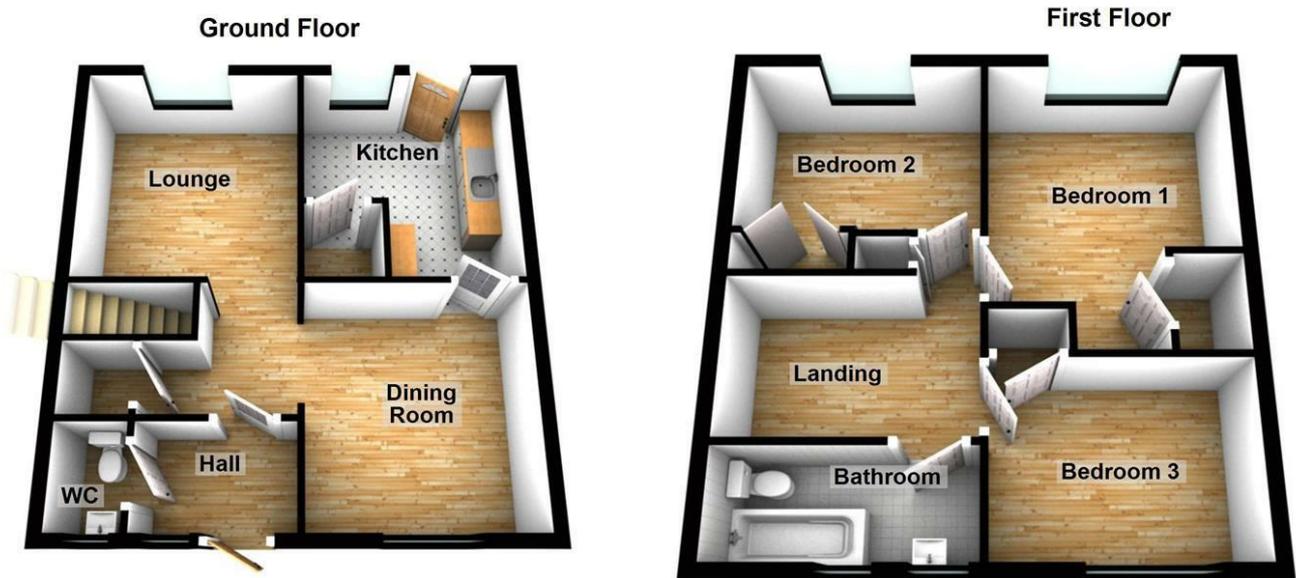
## Directions







## Floor Plan



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	