



Braeside, Dunston, Gateshead, NE11

Asking Price £65,000

* INVESTMENT OPPORTUNITY* TENANTED AT £500PCM * GATESHEAD NE11 * FIRST FLOOR FLAT * ONE BEDROOM * ONE BATHROOM * EPC RATING - D * COUNCIL TAX BAND - A *

Welcome to this charming first floor flat located in the desirable area of Braeside, Dunston, Gateshead. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The flat features one spacious bedroom, which is perfect for restful nights and personal retreat. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

The location of this flat is particularly appealing, as it is situated in a friendly neighbourhood with easy access to local amenities, including shops, parks, and public transport links. This makes commuting to nearby areas or exploring the vibrant culture of Gateshead and Newcastle a breeze.

Whether you are a first-time buyer or looking to downsize, this flat offers a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Do not miss the chance to make this lovely flat your new home.

This is currently tenanted at £500 per month.

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Hallway
8'2" x 6'2"


Kitchen
7'8" x 7'10"

Bathroom

Bedroom
8'3" x 6'11"

Lounge
9'10" x 10'7"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

