



## 2 bed terraced house to buy in

Tyndal Gardens, Dunston, Gateshead,  
Tyne and Wear, NE11 9EU

**£100,000** Offers Over

 x 2  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ Mid Terrace House
- ✓ Two Bedrooms
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ EPC Rating C

On Street parking

## Key Information

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

## Description

Located close to local amenities and the train station, this well presented two bedroom mid terraced property is ideal for a first time buyer or as a potential rental opportunity. The home benefits from UPVC double glazing, gas central heating, a front garden, and two reception rooms. Road links are excellent with the A1 and Newcastle and Gateshead just a short drive away.

The accommodation comprises an entrance lobby leading into a comfortable lounge, a separate dining room, and a fitted kitchen. Upstairs there are two bedrooms, with the main bedroom featuring fitted wardrobes, along with a family bathroom.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £100,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance Lobby

UPVC double glazed door

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## Lounge

4.20m x 4.00m (13'9" x 13'1")

Radiator, laminate flooring, UPVC double glazed window

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## Mid Lobby

Radiator, stairs to the first floor

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## Dining Room

4.10m x 3.10m (13'5" x 10'2")

(Measurement does not include recess 3'7" deep) Radiator, UPVC double glazed window, under-stairs cupboard, combi boiler, laminate flooring

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## Kitchen

3.20m x 1.90m (10'5" x 6'2")

Fitted wall and base units with space for a gas cooker, stainless steel sink and drainer with mixer tap spaces for a dishwasher and automatic washing machine, UPVC double glazed window, chrome heated towel rail, UPVC double glazed door

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## Bedroom One

4.10m x 3.10m (13'5" x 10'2")

(Measurements include wardrobes) Radiator, UPVC double glazed window, fitted sliding wardrobes, laminate flooring

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## Bathroom

2.30m x 1.60m (7'6" x 5'2")

Three piece suite comprising WC, panelled bath with electric shower and glazed screen, pedestal wash basin, part tiled walls and tiled floor, chrome heated towel rail



## Bedroom Two

1.90m x 3.10m (6'2" x 10'2")

Radiator, UPVC double glazed window, laminate flooring, walk in storage cupboard

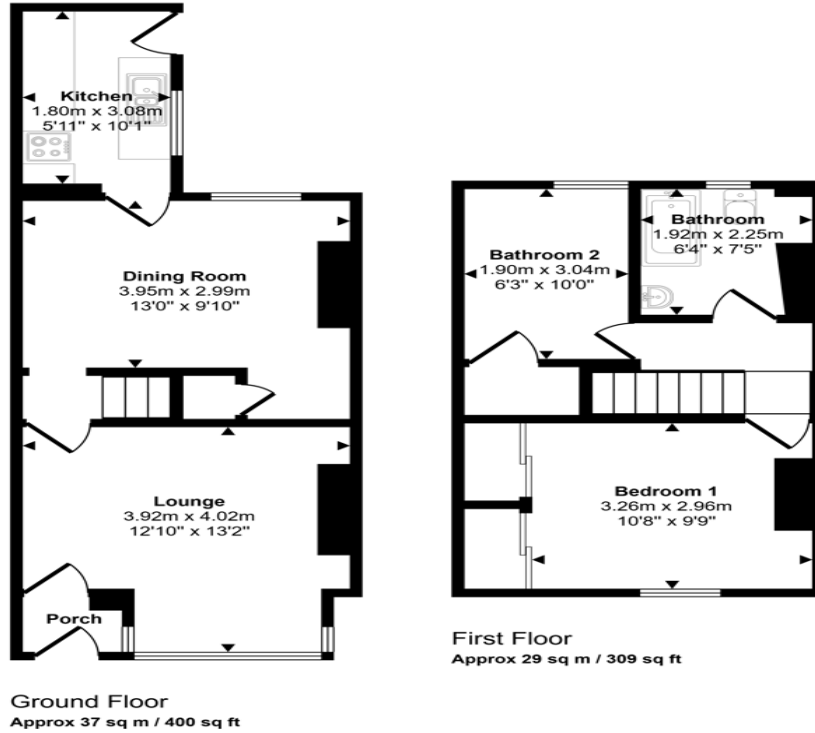


## External

Block paved front garden and a yard to the rear



Approx Gross Internal Area  
66 sq m / 709 sq ft



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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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