







- Popular Location
- Two Bedrooms
- Close To Metrocentre
- Driveway and Garage
- Council Tax Band \*C\*
- Semi-Detached Home
- Two Bathrooms
- Utility and WC
- Freehold
- Call For More Information





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/x6zMwkg2jM0> \*\*

This delightful semi-detached house boasts a charming position, close to the River Tyne, and is offered for sale with the benefit of no upper chain.

Located in Dunston, the property is within easy reach of excellent transport links to Gateshead, Newcastle City Centre, and beyond, along with access to a fantastic variety of local amenities including the Metrocentre, which is only a short drive away.

This property offers a comfortable and inviting living space for you and your family and briefly comprises to the ground floor: - entrance hallway, utility and WC, handy study room, bright and airy lounge with French doors to the rear and kitchen with fitted units. To the first floor there are three bedrooms, the main featuring an en suite and the highlight of this property - the balcony, providing a perfect spot to unwind and enjoy view! There is also a family bathroom WC. Further benefits include gas central heating and double glazing.

Externally there is a driveway to the front leading to the integral garage and there is an easy to maintain garden to the rear.

Early viewings are highly recommended on this charming home. For more information and to arrange a viewing, contact our Gateshead branch on 0191 487 0800.

#### Tenure

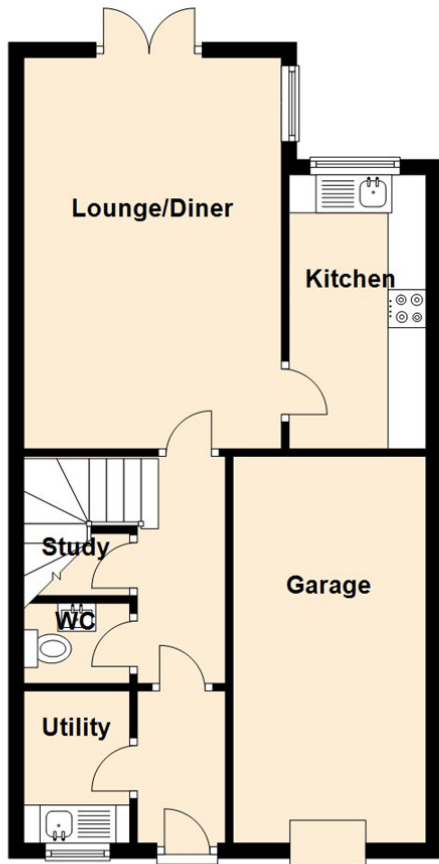
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.

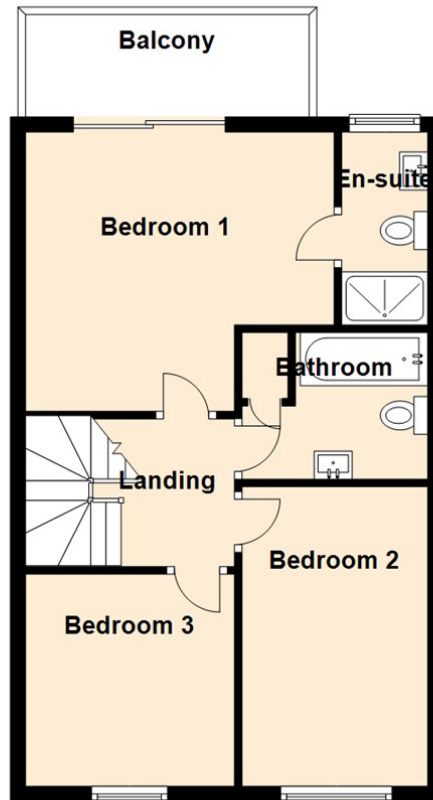




Ground Floor



First Floor



Lounge 16'4" x 11'2" (4.98 x 3.41)

Kitchen 5'11" x 11'10" (1.82 x 3.61)

Bedroom One 12'0" x 13'4" (3.67 x 4.07)

Bedroom Two 8'7" x 13'1" (2.64 x 4.01)

Bedroom Three 10'4" x 8'6" (3.17 x 2.60)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(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 &amp; Wales</b>		EU Directive 2002/91/EC

### The difference between house and home

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