

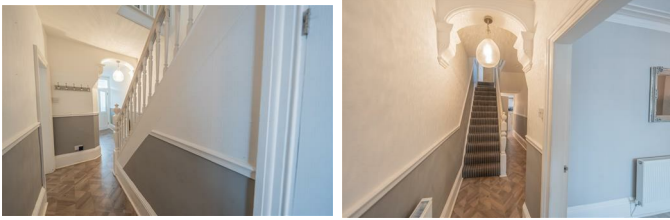


11 Park Terrace,, Dunston, NE11 9PA

Offers Over £220,000

Welcome to this lovely five bedroom Victorian terraced property, situated over three floors in a sought-after location, within walking distance of the Metrocentre and easy access to A1M. Upon entering, you are welcomed into a warm and inviting hallway that leads to the two reception rooms. The spacious lounge boasts a beautiful bay window, the focal point of the lounge is a stunning log burner, providing a cosy and welcoming feel. The second reception room offers a versatile space for entertaining or as a formal dining room. The ground floor also features a generously sized kitchen, complete with a central island, providing ample space for food preparation and casual dining. The kitchen is well-appointed with modern fixtures and fittings, offering the perfect blend of style and functionality. Additionally, there is a convenient utility room and a ground floor w.c. providing added practicality to the living space. Ascending the staircase, you will find the first floor, which houses three well-proportioned bedrooms, one with a separate w.c.. The bedrooms are versatile and can be adapted to suit individual needs, whether as bedrooms, home offices, or hobby rooms. A luxurious four-piece bathroom awaits, featuring a walk-in shower and a freestanding bath, and with under floor heating, providing a tranquil retreat for relaxation. Continuing upwards, the second floor hosts two additional bedrooms, adding further flexibility and space for larger families or guests. The layout of the property caters to the need for privacy and individual space, making it ideal for a growing family or those who appreciate room to spread out. Externally, the property boasts a charming yard, while across the rear lane the property has a detached garage, providing secure parking and an enclosed garden. An early viewing is essential to fully appreciate the size and versatility of this lovely home in a prime location.

Reception hallway



Lounge

15'10" x 14'5" (4.85 x 4.41)



Dining room

13'2" x 10'4" (4.02 x 3.17)



Kitchen

16'6" x 10'0" (5.04 x 3.05)



Utility

9'4" x 9'1" (2.86 x 2.78)



Ground floor w.c.



Accommodation First floor

Family Bathroom/W.C

9'9" x 9'1" (2.98 x 2.77)



Bedroom one

13'11" x 11'4" (4.26 x 3.46)



Bedroom two

13'7" x 10'7" (4.15 x 3.25)



Bedroom three

10'9" x 6'4" (3.30 x 1.94)



Attic bedroom two

10'6" x 8'8" (3.22 x 2.66)



Accommodation 2nd floor

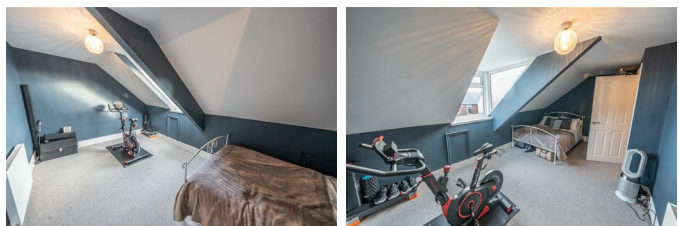


External



Attic bedroom one

16'11" x 9'3" (5.17 x 2.83)



Property disclaimer

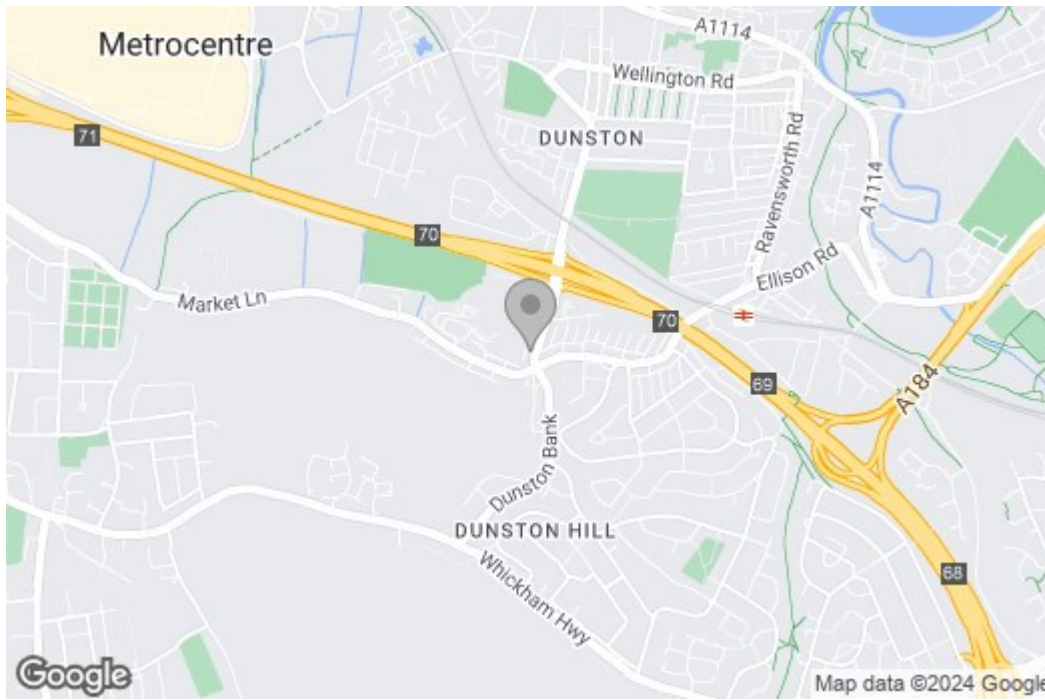
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Tenure

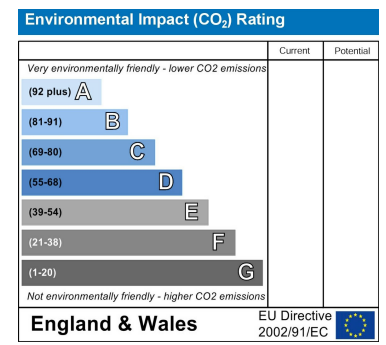
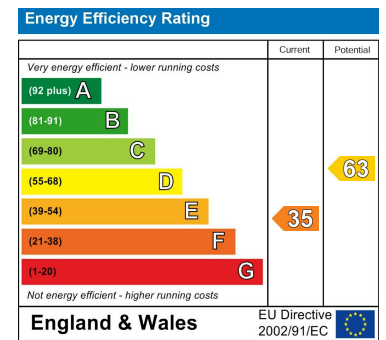
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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, purchaser 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 an representation or warranty in respect of the property.