



## 9 Parsons Gardens, Gateshead, NE11 9ET

£79,950

This charming ground floor flat on Parsons Gardens in Dunston offers a delightful blend of comfort and convenience. As you enter, you are welcomed by a spacious entrance hallway, complete with a built-in storage cupboard, providing ample space for your belongings. The living room is a standout feature of this property, boasting a lovely fireplace that adds a touch of warmth and character to the space. It is an ideal setting for relaxation or entertaining guests. The kitchen is well-equipped with an integrated oven, making it perfect for those who enjoy cooking and hosting.

This flat comprises two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The modern shower room is conveniently located, ensuring that all your needs are met within this well-appointed home. One of the unique advantages of this property is the private rear yard, which provides an excellent outdoor space for enjoying fresh air or gardening. Additionally, there is an outhouse for storage, allowing you to keep your outdoor equipment and belongings neatly organised.

Situated in a good central area of Dunston, this flat is well-connected to local amenities and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy comfortable living in a desirable location.

## ENTRANCE HALLWAY



## BEDROOM TWO

11'7" x 11'7" (3.55m x 3.55m)



## LIVING ROOM

16'10" into bay x 12'5" into alcove (5.14m into bay x 3.81m into alcove)



## KITCHEN

9'7" x 8'8" (2.94m x 2.65m)



## SHOWER ROOM

8'6" x 4'9" (2.61m x 1.46m)



## PRIVATE REAR YARD



## MAIN BEDROOM

11'10" x 11'8" (3.63m x 3.56m)



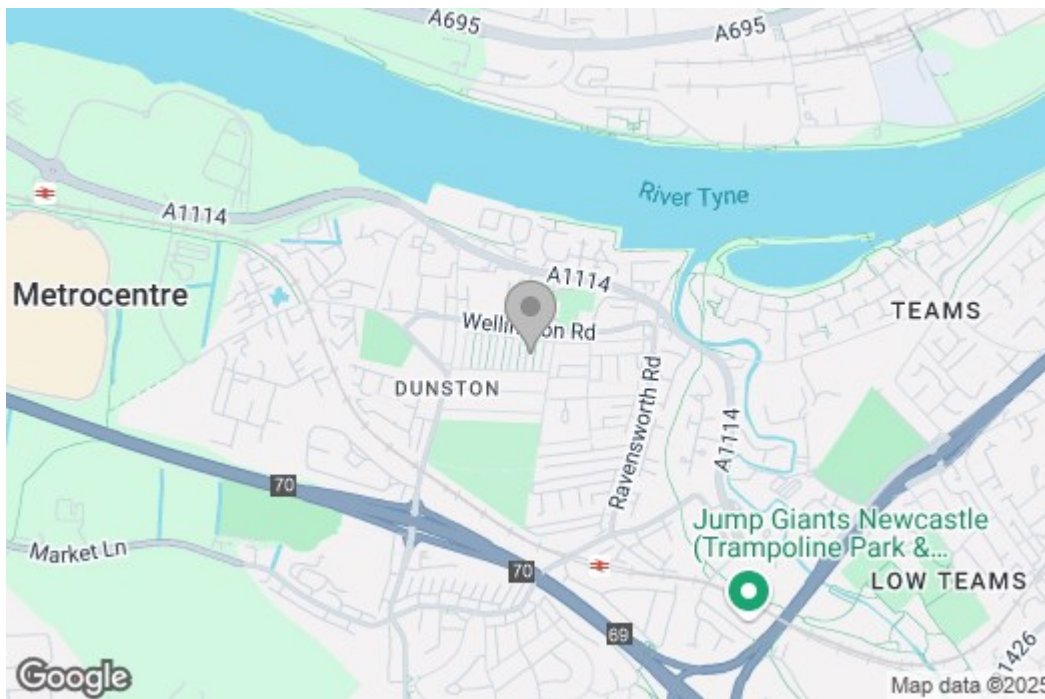
## Property disclaimer

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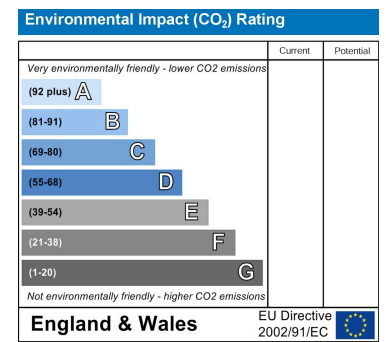
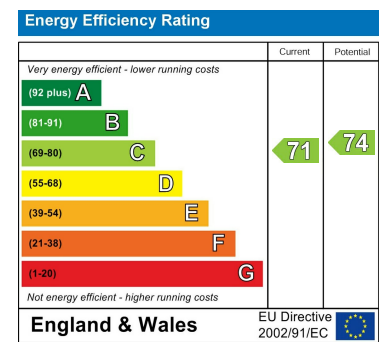
Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

# 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.