

SIGNATURE

NORTH EAST

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 Oak Avenue, Gateshead NE11 9UQ

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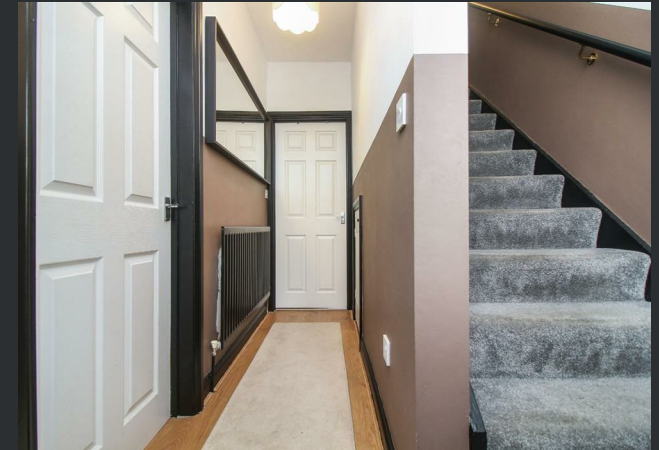
Offers Over £165,000

Signature North East welcomes to the market this three-bedroom semi-detached property located in the heart of Dunston, Gateshead. Situated in a quiet area, this home is perfect for families or as a starter home, offering convenient living with numerous local amenities nearby. Just a 2-minute drive from Dunston Train Station, you have easy access to the picturesque Hexham and the vibrant Newcastle City Centre. The property is also close to the A1, providing excellent access links to Newcastle and Northumberland, making it ideal for commuters and those looking to explore the surrounding areas. Families will appreciate the abundance of nearby schools, including Dunston Hill Primary School. Additionally, Dunston Leisure Centre is within walking distance for sports and exercise enthusiasts, and the Metrocentre is just a 5-minute drive away, offering a plethora of shopping and entertainment options.

Upon entering, you are welcomed by a central hallway leading to a spacious living room with ample space for all your furnishings. A large window bathes the room in natural light, creating a bright and airy atmosphere. Adjacent to the living room is a modern kitchen featuring attractive wall and base units, complemented by sleek countertops. The kitchen provides access to the rear garden, perfect for outdoor entertaining. The ground floor also includes a family bathroom complete with a hand basin, W.C., and a bath and shower combination.

As you make your way upstairs, you will discover three generously sized bedrooms. Bedrooms 1 and 2 are spacious enough to accommodate double beds and additional furnishings. Bedroom 3 is currently being used as a study, offering versatile options for its use. Bedroom 1 also benefits from an en-suite bathroom equipped with a hand basin, W.C., and shower, adding a touch of luxury and convenience. Externally, this home features a large garden both at the front and back, laid with lawn and including a generous patio area, perfect for outdoor furniture and relaxation. The property has recently had a new fence installed, ensuring privacy and security. Off-street parking is available via a shared driveway, providing ample space for vehicles.

This delightful home in Dunston is ready to welcome its new owners, offering comfort, convenience, and a wonderful community setting.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Measurements:

Living Room
13'10" x 12'11"

Kitchen
12'11" x 6'10"

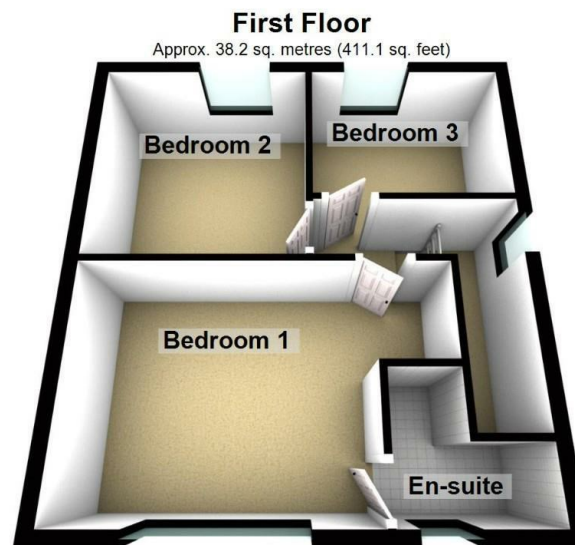
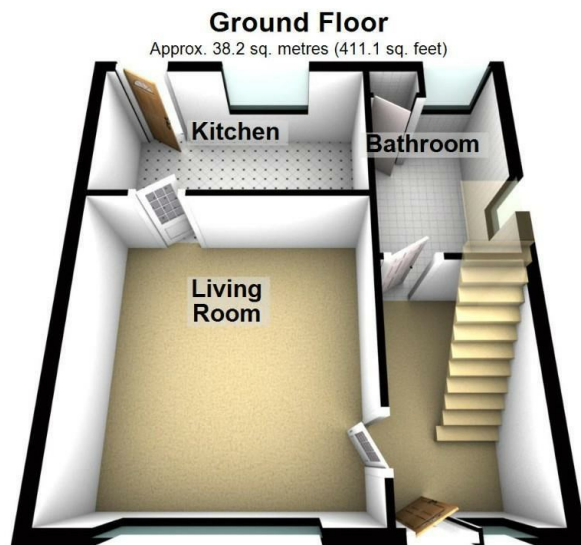
Bedroom One
16'2" x 10'7"

En Suite
6'3" x 6'0"

Bedroom Two
10'0" x 9'11"

Bedroom Three
9'3" x 6'11"

Bathroom
10'1" x 6'2"



Total area: approx. 76.4 sq. metres (822.2 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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