



Barry Street, Dunston



Ground Floor



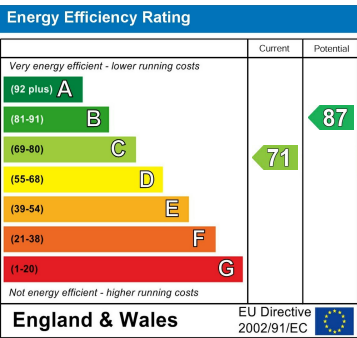
Floor 1

Approximate total area<sup>(1)</sup>  
854 ft<sup>2</sup>  
79.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Important Information**  
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £119,950



Description

SPACIOUS THREE BEDROOM MID TERRACED HOME, SITUATED IN THE HEART OF DUNSTON - IN NEED OF MODERNISATION AND AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented three bedroom mid terraced property, situated in the heart of Dunston. Benefitting from a spacious reception room, three good sized bedrooms, open plan kitchen diner and bathroom, complete with large garden to the front and private rear yard. The potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Briefly comprising: Bright entrance hallway giving access to all rooms off the ground floor level and access to the bedrooms and bathroom on the first floor. Entering to the left there is a generous living room with original bay window to the front, flooding the space with natural light.

Situated to the rear of the home, the dining room mirrors the initial reception room in design, whilst providing an open plan layout incorporating the kitchen. The kitchen itself presents several fitted wall, drawer and base units, as well as designated space for appliances, an integral under stair pantry cupboard and access to the rear yard.

To the first floor are three bedrooms, two of which are doubles. Completing the first floor, the ample family bathroom features contrasting tiling and is fitted with W.C, shower cubicle and pedestal wash basin.

Externally to the rear, is a private paved rear yard, complete with outbuildings for storage and access to the rear lane. To the front is a large garden laid to lawn predominantly, secured with a fenced boundary.

Ideally situated within the Dunston area, the property is positioned within walking distance of local schools, amenities and River Tyne. Excellent transport links are available close by, such as Dunston Rail Station and A1.

Entrance Hallway  
14'11" x 6'5"

Living Room  
14'3" x 11'3"

Kitchen Diner  
11'7" x 17'11"

Landing  
12'3" x 6'2"

Bedroom One  
12'3" x 10'5"

Bedroom Two  
11'4" x 11'5"

Bedroom Three  
8'2" x 7'4"

Bathroom  
7'0" x 6'1"

Front Garden & Private Rear Yard

Tenure  
Freehold

