



### 3 bed semi-detached house to buy in NE11






Hillside, Dunston, Gateshead, Tyne and Wear, NE11 9QR

**£300,000**

 x3  x2  x1

Tenure  
**Freehold**

### Property features

-  Freehold
-  Driveway
-  Front and rear gardens
-  Council tax band C
-  EPC Rating C

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

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Whickham

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Fantastic opportunity to purchase this three bedroom semi detached property located in a popular area of Dunston.

This spacious split level property is a bright and airy house with a dual aspect, open plan living space benefitting from lots of natural light throughout the day. Good size living accommodation and would be ideal for a growing family.

The property has been made into a fabulous open plan aspect with amazing open aspect views over the Tyne, including the bridges. picture window/window seat to make the most of the view.

Located close to local shops and amenities and within easy access to the A1, Newcastle and Gateshead City Centres as well as the Metro Centre. The property comprises Entrance porch, bedroom three, lounge, kitchen, dining room and utility room with rear porch. To the lower landing, two bedrooms one with walk in wardrobes, bathroom and shower room, conservatory. Further benefits include gas central heating, double glazing, front and rear gardens with front driveway.

We highly recommend viewing to appreciate what this lovely home has to offer.

### Vendors comments

'We fell in love with the views from this quirky "upside-down" house and think you will too. You can see the bridges over the Tyne between the trees. And on Bonfire Night and New Year's Eve you have front row seats for all of the fireworks across the city We've recently refurbished the upper floor / living space - going fully open plan - to make the most of the views and natural light. The two bedrooms downstairs are a cool calm oasis on a hot day - with direct access to the garden from both - while the upstairs bedroom is a perfect teenage hangout.'

Council Tax Band: C

Tenure: Freehold

Price: £300,000

Property Type: Semi-detached house

USPs: Garden

Parking: Off Street

Heating: Gas

## Entrance Hall

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## Bedroom Three

2.46m x 3.71m (8'0" x 12'2")

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## Lounge

5.45m x 6.43m (17'10" x 21'1")



## Kitchen

2.61m x 3.24m (8'6" x 10'7")



## Utility room

2.41m x 1.88m (7'10" x 6'2")



## Side porch

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## Hallway

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## Master bedroom

3.45m x 4.18m (11'3" x 13'8")



## Dressing room

2.90m x 1.87m (9'6" x 6'1")

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## Bedroom two

2.58m x 4.16m (8'5" x 13'7")



## Conservatory

2.50m x 2.67m (8'2" x 8'9")

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## Bathroom

2.41m x 1.77m (7'10" x 5'9")



## Bathroom 2

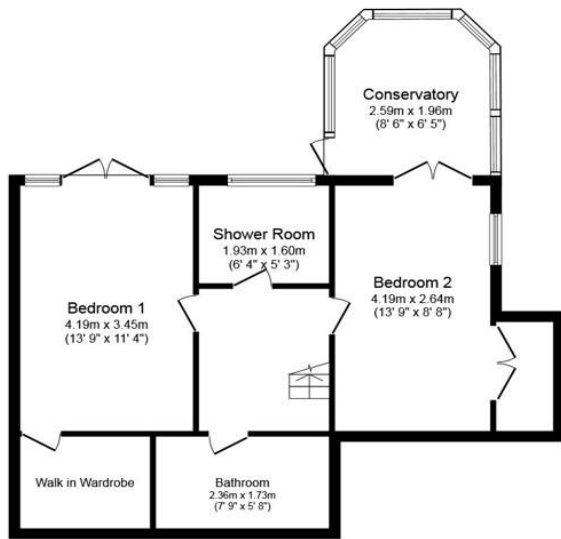


## Rear garden

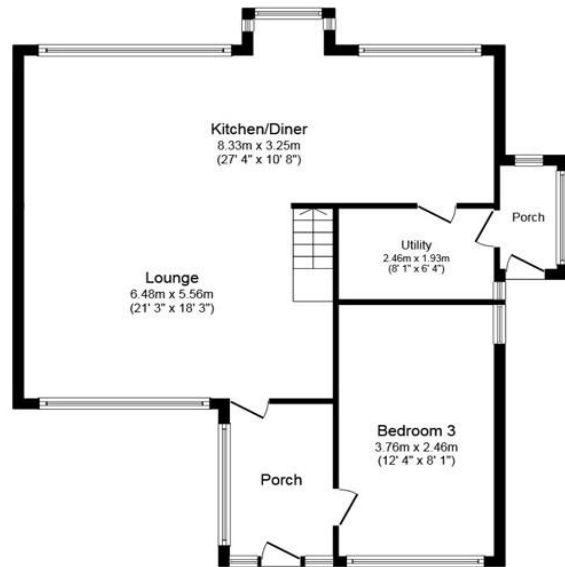


## View





**Lower Ground Floor**



**Ground Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@pattinson.co.uk, www.pattinson.co.uk**

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