



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

Spinneyside Gardens, Dunston, Gateshead, Tyne and Wear, NE11 9RJ

**£190,000** Offers Over

 x 3  x 1  x 3

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Extended Semi Detached House
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ Three Bedrooms
- ✓ EPC Rating C

## Key Information

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

## Description

Occupying an elevated position with impressive views across Newcastle, this extended three bedroom semi detached home offers spacious and versatile family accommodation in a highly convenient location. Situated within easy reach of the A1 for commuting and close to well regarded schools, this property must be viewed to be fully appreciated.

The home benefits from gas central heating via a combi boiler, UPVC double glazed windows and doors, and a wood-burning stove creating a focal point to the main living space.

The well presented accommodation briefly comprises: entrance porch, welcoming hallway, lounge, dining room, and an additional reception room which offers flexibility as a sitting room or potential fourth bedroom. The extended kitchen provides ample space and includes selected integrated appliances.

Upstairs, there are three bedrooms and a modern family bathroom.

Externally, the property features gardens to both the front and rear, along with a shared driveway leading to the former garage. The garage has been thoughtfully converted into a versatile bar area complete with power supply, WC, and additional storage. This space could easily be adapted to suit a range of needs, such as a home office, gym, or hobby room.

This is a fantastic opportunity to acquire a flexible family home in a desirable location. Early viewing is highly recommended.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £190,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Entrance Porch

UPVC double glazed door and window, tiled floor

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## Hallway

Stairs to the first floor, radiator, wood type flooring

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## Lounge

3.50m x 4.70m (11'5" x 15'5")

UPVC double glazed bay window, wood burning stove inset to a brick faced chimney breast, wood type flooring, radiator, opening to the dining room

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## Dining Room

2.60m x 2.60m (8'6" x 8'6")

Wood type flooring, opening to the kitchen and door to the sitting room (or optional bedroom)

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## Sitting Room (potential bedroom)

3.10m x 2.70m (10'2" x 8'10")

Under stairs cupboard, radiator, wood type flooring, UPVC double glazed window

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## Kitchen

4.60m x 3.00m (15'1" x 9'10")

Fitted in white wall and base units with two integrated fridges and automatic washing machine housed in a unit, space for a gas cooking range, plinth heater, colour coded one and a half bowl sink and drainer, granite type work surfaces, UPVC double glazed window and door leading to the rear garden.



## Landing

UPVC double glazed window

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## Bedroom One

4.00m x 3.10m (13'1" x 10'2")

UPVC double glazed window, radiator, fitted wardrobes, exposed brick chimney breast



## Bedroom Two

2.40m x 2.20m (7'10" x 7'2")

UPVC double glazed window, radiator



## Bedroom Three

3.40m x 2.60m (11'1" x 8'6")

(L shaped measurement are maximum) UPVC double glazed window, radiator



## Bathroom

1.40m x 3.40m (4'7" x 11'1")

Modern four piece suite comprising a freestanding bath with free standing floor mounted shower head and tap, vanity wash basin, step in shower tray with glazed screen and mains fed shower, WC, cladding to the walls, heated towel rail, UPVC double glazed window



## Converted Garage

Creating a bar, WC and storage



## Bar Room

3.50m x 2.50m (11'5" x 8'2")

UPVC double glazed window, bar



## Bar Toilet

Macerating WC, wash basin



## External

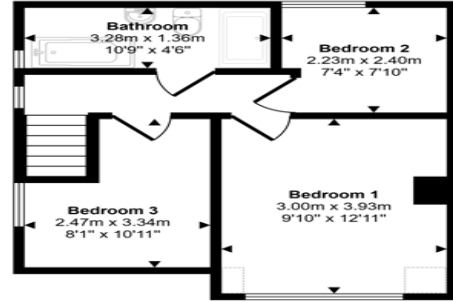
Garden to the front, shared driveway leading to the garage. To the rear is an artificial lawned garden



Approx Gross Internal Area  
107 sq m / 1149 sq ft



Ground Floor  
Approx 72 sq m / 776 sq ft



First Floor  
Approx 35 sq m / 373 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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