



## **26 Spinneyside Gardens, Dunston, NE11 9RJ**

**Offers Over £139,950**

Immaculately presented semi detached house situated on Spinneyside gardens within this popular area of Dunston. The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. This spacious accommodation comprises; entrance porch, hallway, living/ dining room with a living flame effect gas fire and French doors opening onto the rear garden, kitchen with an integrated double oven. The first floor landing provides access into the master bedroom which has fitted wardrobes, 2 further bedrooms, a fully floored loft for storage and a shower room. There is a double width driveway to the front, a single garage and a low maintenance rear garden with an astro turf lawn.

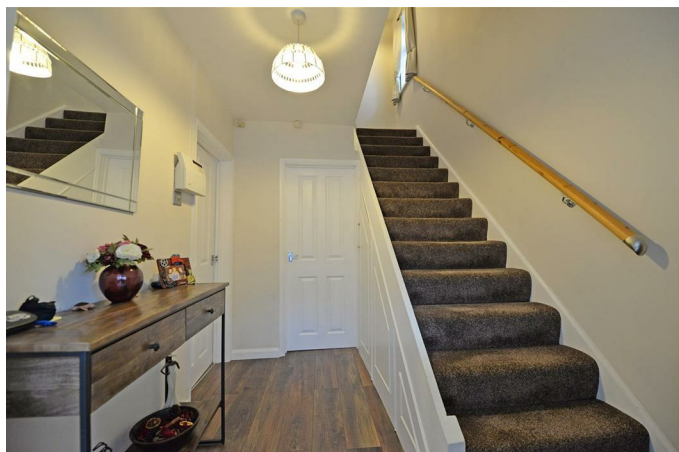
Viewings are highly recommended to appreciate this lovely family home.



### Entrance Porch

A uPVC front entrance porch provides access into the hallway.

### Entrance Hallway



With laminate flooring, under stairs storage and a staircase leading to the first floor.

### Living Room/ Dining Room

26'0" x 11'5" reducing to 9'10" (7.94 x 3.48 reducing to 3.02)



A living flame effect gas fire with a marble surround, insert and hearth, 2 radiators, walk in bay window to the front and French doors opening onto the rear garden.

### Kitchen

9'3" x 8'10" (2.84 x 2.70)



Base and eye level units with contrasting work surfaces, an integrated double oven and gas hob, 1.5 bowl sink which is plumbed for a washing machine, under stairs storage, partial tiling to the walls, radiator, window and a uPVC stable door exit to the rear.

### First Floor

Landing with a window to the side.

### Master Bedroom

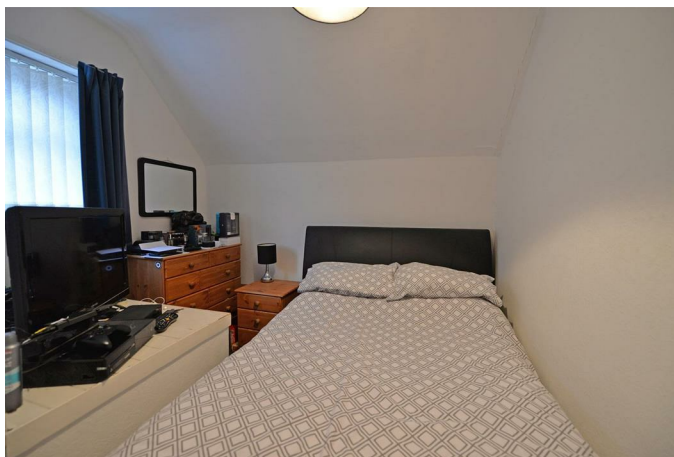
13'6" x 9'10" into recess (4.13 x 3 into recess)



Built in wardrobes, single radiator and a window overlooking the front elevation.

### Bedroom Two

11'1" x 8'3" (3.40 x 2.53)



Single radiator, loft access, and a window overlooking the side elevation (the loft is fully floored for storage).

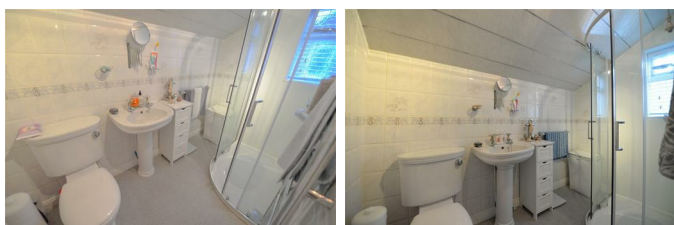
### Bedroom Three

10'2" x 7'10" (3.12 x 2.40)



Single radiator, window overlooking the rear elevation offering lovely views.

### Shower Room



Shower cubicle, pedestal wash basin, low level WC, tiling to the walls, towel warmer and a window overlooking the side elevation.

## External



With a double width driveway to the front, a single garage with an up and over door, power and lighting and a low maintenance garden to the rear which has an astro-turf lawn and a raised paved patio area.

## Property disclaimer

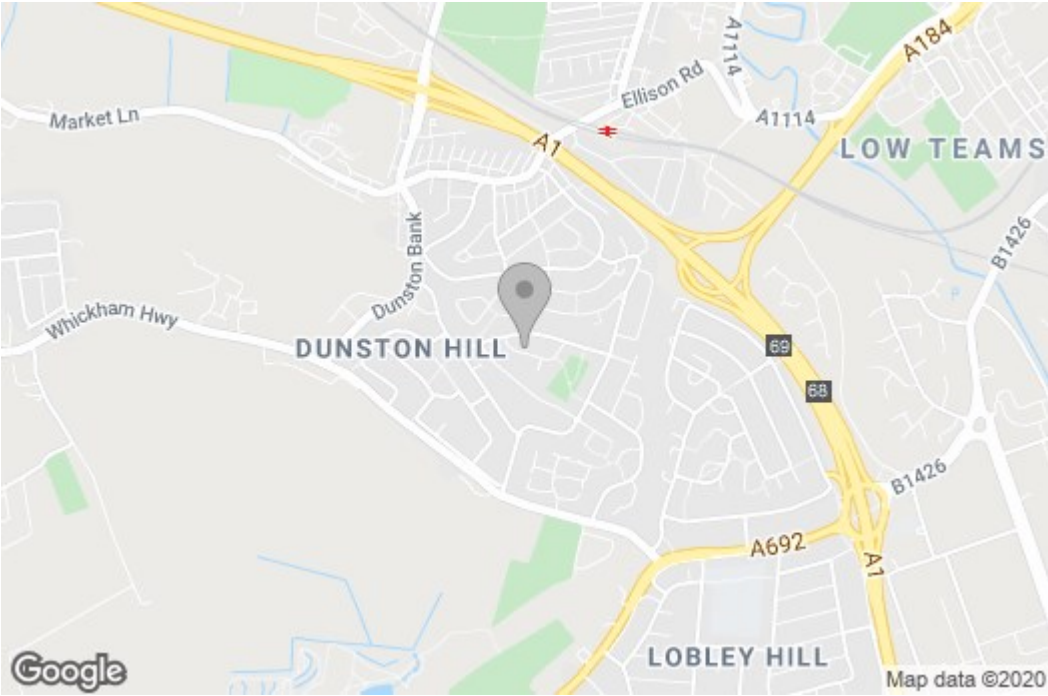
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## Tenure

Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



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Energy Efficiency Graph

