



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

Bracken Drive, Dunston, Gateshead, Tyne and Wear, NE11 9QP

**£240,000**

🏠 x3 🚗 x1 🚪 x1

Tenure  
**Freehold**

Garage parking

### Property features

- ✓ Semi Detached house
- ✓ Three bedrooms
- ✓ Workshop in the Rear Garden
- ✓ Views over to Newcastle City
- ✓ EPC Rating C

## Key Information

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

## Description

Three Bedroom Semi Detached Dutch Bungalow. Popular Dunston Hill Location. Ideal for First-Time Buyers & Families.

Located in the heart of Dunston, Gateshead, this well presented three bedroom semi detached home offers comfortable living space in a popular residential area, making it an ideal purchase for first-time buyers and growing families.

The property briefly comprises a welcoming entrance with storage cupboard, leading into a spacious open plan Lounge/Diner with a feature fireplace and dual aspect bay window to the front and French doors to the rear, providing an excellent space for everyday living and entertaining. The separate utility area is plumbed for a washing machine and provides access to the garage and the rear garden.

Upstairs, there are three generously sized bedrooms, two with fitted wardrobes and the third with a built in storage cupboard, all offering ample space. The family bathroom creates a modern and relaxing environment, with a panelled bath, separate shower cubicle, vanity unit with a wash hand basin, low level w/c, tiled walls and spotlights to the ceiling.

Externally, the property benefits from its lawned garden to the front and a single driveway leading to a single garage with an electric roller door. To the rear of the property there is a mainly lawned garden and a paved patio area where you can enjoy views toward Newcastle City Centre, there is also a separate workshop at the bottom of the garden.

Dunston is well known for its excellent local amenities, including schools, shops, parks and transport links, offering easy access to Gateshead, Newcastle and surrounding areas.

Early viewing is highly recommended to appreciate the accommodation on offer.

Please contact Pattinson Estate Agents to arrange your viewing.

Council Tax Band: C

Tenure: Freehold

Price: £240,000

Property Type: Semi-detached house

Parking: Garage, Driveway

Heating: Gas

## External Front



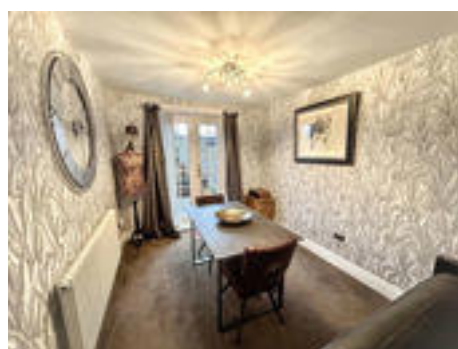
## Lounge

3.22m x 4.94m (10'6" x 16'2")



## Dining area

2.54m x 3.09m (8'4" x 10'1")



## Kitchen

2.50m x 3.10m (8'2" x 10'2")



## Utility room

1.96m x 2.26m (6'5" x 7'4")



## Landing



## Master bedroom

3.02m x 3.42m (9'10" x 11'2")



## Bedroom Two

2.70m x 3.30m (8'10" x 10'9")



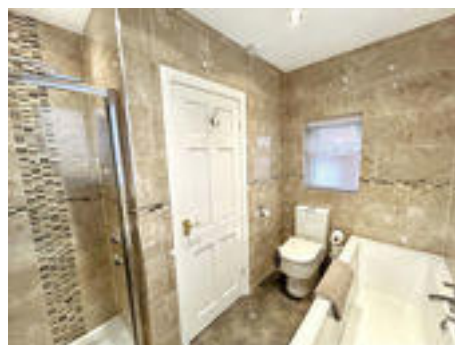
## Bedroom three

2.19m x 2.34m (7'2" x 7'8")



## Bathroom

2.49m x 1.44m (8'2" x 4'8")



## Rear Garden



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## Garage



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## Front garden and driveway

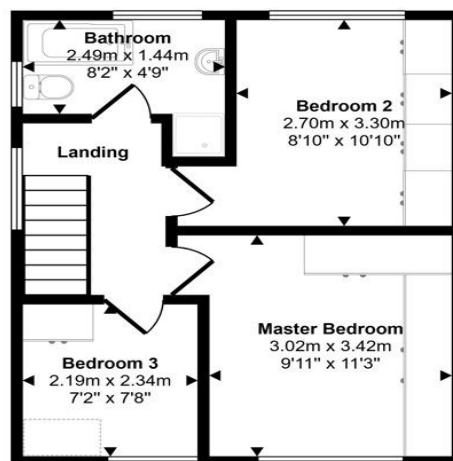
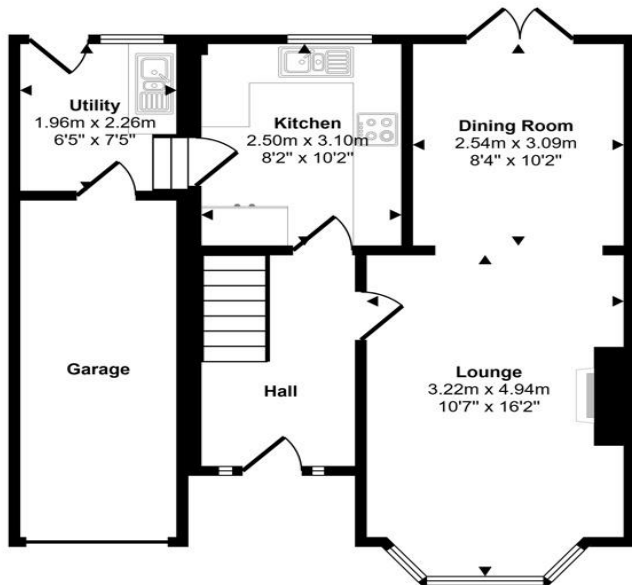


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## Work shop



Approx Gross Internal Area  
92 sq m / 991 sq ft



First Floor  
Approx 36 sq m / 391 sq ft

Ground Floor  
Approx 56 sq m / 600 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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 69                         | 76        |
| (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<br>2002/91/EC |           |

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