



Elsdon Gardens | Dunston | NE11 9TN

£190,000



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2

SEMI-DETACHED

FOUR BEDROOMS

KITCHEN/LIVING/DINING

**GARDENS TO FRONT AND
REAR**

DRIVEWAY PARKING

CONSERVATORY

NO ONWARD CHAIN

**ENSUITE AND FAMILY
BATHROOM**

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Sayer

NEUTRALLY DECORATED, SPACIOUS, FOUR-BEDROOMS AND OFFERED WITH NO ONWARD CHAIN ARE SOME KEY FEATURES OF THIS SEMI-DETACHED HOUSE FOR SALE IN DUNSTON, GATESHEAD, OFFERING WELL-PLANNED ACCOMMODATION SUITABLE FOR A RANGE OF HOUSEHOLDS.

TO THE REAR, AN L-SHAPED KITCHEN/LIVING/DINING ROOM FORMS THE MAIN HUB OF THE HOME, FEATURING A MODERN KITCHEN AREA THAT OPENS INTO A VERSATILE LIVING AND DINING SPACE. A CONSERVATORY EXTENDS FROM THIS ROOM, PROVIDING AN ADDITIONAL RECEPTION AREA WITH DIRECT VIEWS OVER THE PRIVATE REAR GARDEN, WHICH OFFERS AN OUTDOOR AREA FOR RELAXING OR ENTERTAINING. THE PROPERTY INCLUDES THREE DOUBLE BEDROOMS AND ONE SINGLE, WITH THE MAIN BEDROOM BENEFITING FROM AN ENSUITE SHOWER ROOM, COMPLEMENTED BY A FURTHER FAMILY BATHROOM. A DRIVEWAY TO THE FRONT PROVIDES OFF-STREET PARKING.

ELSDON GARDENS IS POSITIONED WITHIN DUNSTON, GIVING ACCESS TO LOCAL SHOPS AND AMENITIES IN THE IMMEDIATE AREA, WITH FURTHER FACILITIES AVAILABLE IN NEARBY GATESHEAD AND NEWCASTLE UPON TYNE. DUNSTON PARK AND THE RIVERFRONT AT THE TYNE ARE WITHIN EASY REACH FOR WALKING AND LEISURE.

TRANSPORT LINKS ARE CONVENIENT, WITH DUNSTON RAILWAY STATION OFFERING SERVICES TOWARDS NEWCASTLE AND THE WIDER REGION, WITH JOURNEYS INTO NEWCASTLE CITY CENTRE TYPICALLY TAKING UNDER 15 MINUTES. ROAD CONNECTIONS VIA THE A1 PROVIDE ROUTES TOWARDS GATESHEAD, NEWCASTLE, AND BEYOND. LOCAL BUS SERVICES OPERATE THROUGH DUNSTON, LINKING SURROUNDING NEIGHBOURHOODS AND MAJOR CENTRES.

THE AREA IS SERVED BY A SELECTION OF PRIMARY AND SECONDARY SCHOOLS IN AND AROUND DUNSTON AND GATESHEAD, AS WELL AS COLLEGES AND FURTHER EDUCATION OPTIONS IN CENTRAL GATESHEAD AND NEWCASTLE. LOCAL CAFÉS, SUPERMARKETS AND EVERYDAY SERVICES ARE ACCESSIBLE WITHIN A SHORT DISTANCE, SUPPORTING DAY-TO-DAY LIVING.

The accommodation:

Porch:

Double glazed UPVC window to the front, double glazed UPVC front door, door to entrance hallway.

Hallway:

Stairs to the first floor, door to the lounge and radiator.

Lounge: 15'00 4.57m into bay window x 13'06 4.12m into alcove recess

Double glazed UPVC bay window to the front, fireplace with surround, radiator and double doors open to;

Kitchen/Diner: 25'11 7.90m x 10'08 3.25m maximum

Two double glazed UPVC windows to the rear, radiator, sink and drainer, integrated electric oven, integrated gas hob, cooker hood, integrated dish washer, plumbing for washing machine and double glazed sliding doors to the conservatory. Opens to;

Living area: 16'02 4.93m x 7'04 2.24m + recess

Double glazed UPVC window to the front and radiator.

Conservatory: 9'05 2.87m maximum x 11'09 3.58m maximum

Double glazed PVC to three sides, Double glazed PVC door to the side for access to the garden.

First Floor Landing:

Loft access, doors to bedroom 1, 2, 3, 4 and the family bathroom.

Bedroom One: 17'03 5.26m x 8'00 2.44m

Double glazed UPVC window to the front, radiator and door to en-suite bathroom.

En-suite: 5'06 1.68m x 5'8 1.73m

Double glazed frosted UPVC window to the rear, pedestal basin, corner shower cubicle, low level wc with push button cistern, extractor and radiator.

Bedroom Two: 12'00 3.66m x 9'11 3.02m maximum

Double glazed UPVC window to the front and radiator.

Bedroom Three: 9'01 2.77m maximum x 10'09 3.28m

Double glazed UPVC window to the rear and radiator.

Bedroom Four: 6'04 1.93 x 6'11 2.11m + door recess

Double glazed UPVC window to the front and radiator.

Bathroom: 5'04 1.62m x 10'04 3.15m

Double glazed frosted UPVC window to the rear, fully tiled, fitted bath with shower over, heated towel rail, radiator, wc with push button cistern and vanity sink with fitted storage below.

Externally:

To the front of the property is a garden and driveway offering off-street parking. To the rear of the property is a garden.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: No

Parking: DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B

EPC RATING: C

RY00007622.DG.DG.02.10.2026.V.2.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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