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- 3 Bedroom Semi Detached House
- Lovely Rear Garden with Views to the City Centre
- Freehold
- Council Tax Band C | EPC C

- Great cul-de-Sac Location
- Separate Workshop in the Rear Garden
- Gas Central Heating

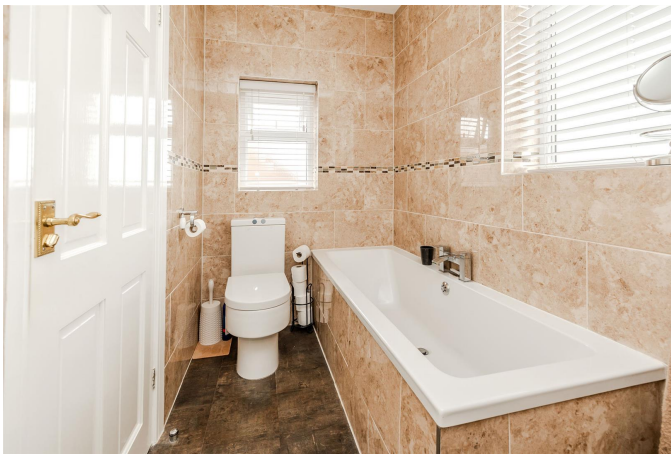
- Driveway and Garage
- Open Plan Lounge Diner
- Sealed Unit Double Glazed Windows

3 bedroom semi detached house situated with in a cul-de-sac, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with stairs to the first floor and a storage cupboard, open plan Lounge Diner with a feature fireplace and dual aspect bay window to the front and French doors to the rear. Kitchen with wall and base units, marble worktop surfaces, one and a half sink and drainer unit, integrate appliances to include a freezer, electric oven and gas hob with an extractor over, tiled walls, laminate flooring. Separate Utility Area with base unit, work top surfaces, stainless steel sink and drainer unit, plumbed for a washing machine, laminate flooring, door to the garage and the rear garden. First floor Landing with a frosted arched picture window. Bedroom 1 has fitted wardrobes, Bedroom 2 also has fitted wardrobes, Bedroom 3 has a Dormer window and built in storage cupboard. Bathroom with a panelled bath with centre taps, separate cubicle with a mains shower, vanity unit with a wash hand basin, low level w/c, tiled walls and spotlights to the ceiling.

Externally there is a lawned garden to the front and a single driveway leading to a single garage via an electric roller door. To the rear there is a mainly lawned garden and a paved patio area which enjoy elevated views toward the City Centre & beyond, there is also a separate workshop to the bottom of the garden.

Dunston Hill is a desirable location, with good road links into Dunston and to Whickham, as well as Gateshead, Newcastle city centre and the MetroCentre.

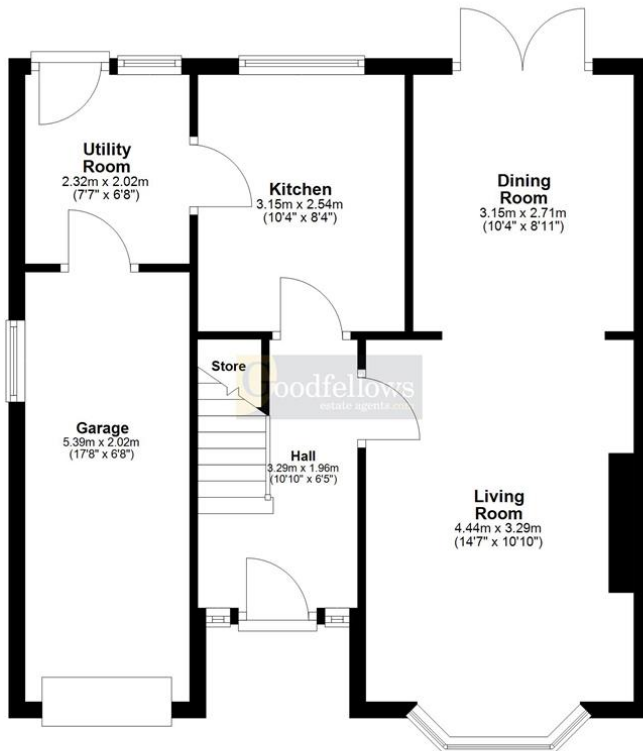




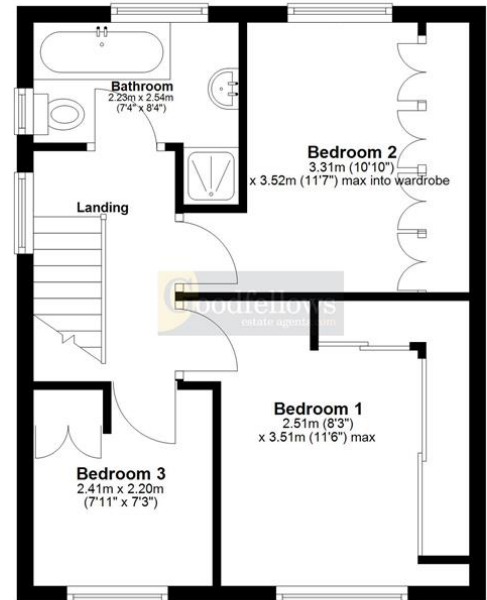
Energy Performance: Current C Potential C
Council Tax Band: C



Ground Floor



First Floor



Total area: approx. 92.5 sq. metres (995.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.