



Braeside, Dunston

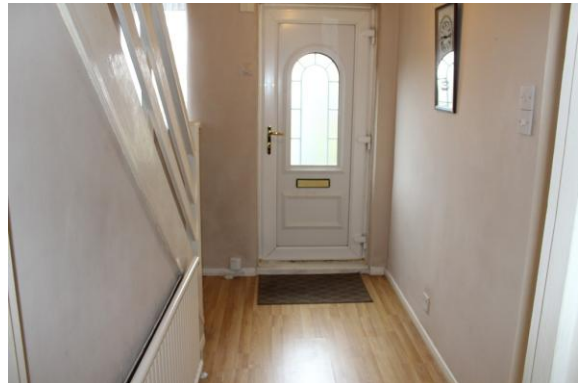
Three-bedroom semi - detached house for sale, available with no onward chain. The accommodation comprises, entrance door to hallway, lounge through dining room, fitted kitchen with integrated appliances, conservatory, three bedrooms, bathroom. Externally there are front and rear gardens. The property is situated in Dunston with good transport links to the A1 and Newcastle city centre, with shops and other amenities close by.

Offers Over £140,000

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ENTRANCE HALLWAY

Stairs to the first floor



LOUNGE

15' 6" x 12' 4" (4.72m x 3.76m)

Double glazed window, central heating radiator, fire place to wall.

DINING ROOM

10' 5" x 9' 9" (3.18m x 2.97m)

Double glazed window, central heating radiator.



KITCHEN

10' 1" x 8' 6" (3.07m x 2.59m)

Double glazed window, fitted kitchen units with work surfaces, stainless steel sink unit, gas cooker point, Integrated fridge freezer and automatic washing machine. Laminate wood flooring.



CONSERVATORY

8' 3" x 15' 2" (2.51m x 4.62m)

Double glazed window and exit door to front and rear gardens.



FIRST FLOOR

BEDROOM ONE

13' 1" x 8' 4" (3.99m x 2.54m)

Double glazed window, central heating radiator.



ADDITIONAL BEDROOM ONE PHOTO



BEDROOM TWO

11' 3" x 8' 9" (3.43m x 2.67m)

Double glazed window, central heating radiator.

BEDROOM THREE

10' 2" x 8' 1" (3.1m x 2.46m)

Double glazed window, central heating radiator.

BATHROOM

Double glazed window, white suite comprising panel bath, vanity sink unit, WC



EXTERNALLY

Rear south facing garden with mature shrubs and lawn



ADDITIONAL GARDEN PHOTO



ADDITIONAL GARDEN PHOTO



NOTE FROM SUZANNE

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		