



Knoll Rise, Dunston

Well-presented three-bedroom semi- detached house for sale in the popular area of Knoll Rise, Dunston.

Available with no onward chain and in need of some updating, the property has good room sizes, single garage, with front and rear gardens. The property is close to good schools and transport links. Early viewing is recommended

£185,000

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ENTRANCE

Hallway, central heating radiator, stairs to the first floor.



KITCHEN

11' 6" x 9' 5" (3.51m x 2.87m)

Double glazed window, fitted dark oak effect kitchen units with work surfaces, sink unit, mixer tap, electric cooker point



UTILITY ROOM

8' 4" x 8' 5" (2.54m x 2.57m)

Double glazed window, door to rear garden and side access for bins



LOUNGE

15' 1" x 11' 3" (4.6m x 3.43m)

Double glazed bay window, fireplace with electric fire, marble effect inset and hearth, coving to ceiling, TV point, central heating radiator,



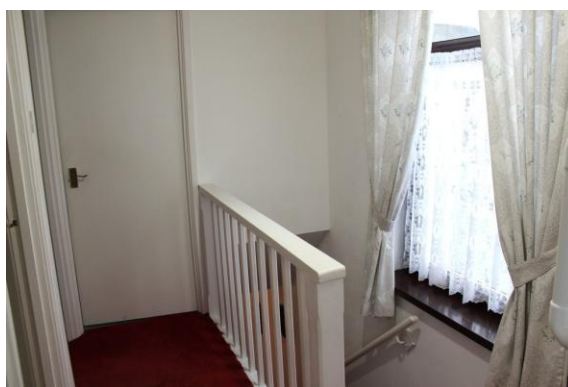
DINING ROOM

10' 9" x 9' 1" (3.28m x 2.77m)

Double glazed window, central heating radiator, double sockets



FIRST FLOOR



BEDROOM ONE

12' 3" x 11' 9" (3.73m x 3.58m)

Double glazed window, fitted mirrored wardrobes to one wall, central heating radiator.



BEDROOM TWO

12' 6" x 10' 7" (3.81m x 3.23m)

Double glazed window, central heating radiator.



ADDITIONAL BEDROOM TWO



BEDROOM THREE

9' 8" x 7' 7" (2.95m x 2.31m)

Double glazed window, fitted wardrobe/storage cupboard to wall, central heating radiator.



BATHROOM

White suite, comprising panel bath with electric shower over bath, shower screen, pedestal sink unit, WC, heated towel rail, double glazed window, ceramic wall tiles.



EXTERNALLY

Front and rear gardens with driveway parking for car and side access for bins.



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		87 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		