



Ravensworth Road, Dunston

Immaculate three - bedroom house for sale in Dunston, with good transport links to Newcastle, Gateshead Metro Centre, A1 and shops. The property is well presented throughout and comprises, entrance door to hallway, cloak room, breakfasting kitchen, lounge, three bedrooms, bathroom, front and rear enclosed garden with lawn and patio area, double-parking bay for cars. The accommodation is perfect for someone looking to purchase their first home or investment opportunity, given the ideal location into Newcastle City Centre and surrounding area's.

Offers Over £189,950

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ENTRANCE HALL

Entrance door to Hallway and stairs to first floor, loft access



LOUNGE

13' 11" x 14' 8" (4.24m x 4.47m)

Double glazed window, Patio doors to rear garden, laminate wood flooring, storage cupboard.



KITCHEN

11' 6" x 14' 8" (3.51m x 4.47m)

Double glazed window, fitted kitchen units with integrated appliances, fridge/ freezer, dishwasher, washing machine, electric oven and gas hob, extractor canopy, central heating radiator.

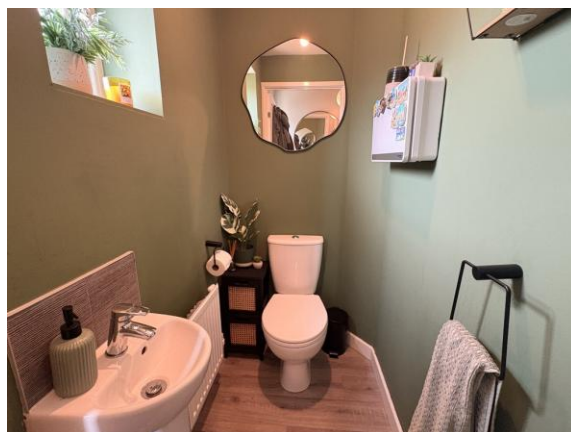


KITCHEN (ADDITIONAL PHOTO)



CLOAKROOM

WC, sink, central heating radiator.



BEDROOM ONE

10' 2" x 14' 8" (3.1m x 4.47m)

Double glazed window, central heating radiator.



ADDITIONAL BEDROOM ONE PHOTO



BEDROOM TWO

9' 4" x 9' 9" (2.84m x 2.97m)

Double glazed window, central heating radiator.



BEDROOM THREE

6' 7" x 6' 7" (2.01m x 2.01m)

Double glazed window, central heating radiator.



BATHROOM

White suite comprising panel bath with mixer shower over bath and glass screen, central heating radiator, double glazed window.



EXTERNALLY

Enclosed rear garden with lawn and patio area.



ADDITIONAL GARDEN PHOTO



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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		