



Dunston Road, Dunston

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Offers Over £169,950

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ENTRANCE HALL

Hallway, stairs to the first floor and landing.



LOUNGE

16' 12" x 7' (5.18m x 2.13m)

Double glazed window, Feature fireplace with electric fire, wall mounted radiator.

DINING ROOM

13' 6" x 13' 7" (4.11m x 4.14m)

Double glazed window, laminate wood flooring, wall mounted radiator.



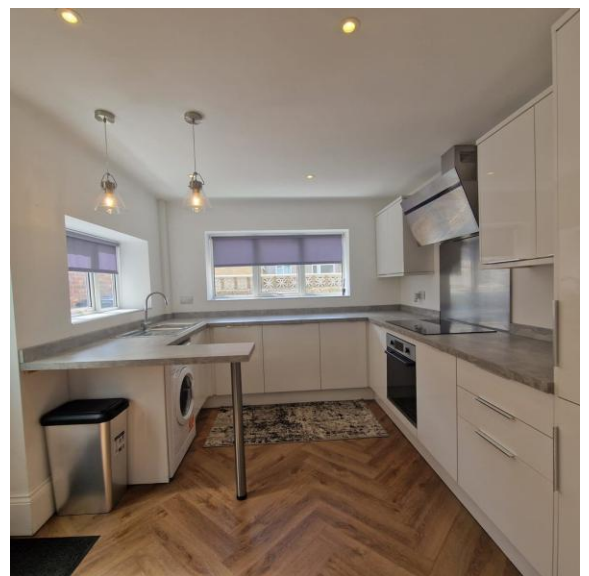
ADDITIONAL DINING ROOM PHOTO



BREAKFASTING KITCHEN

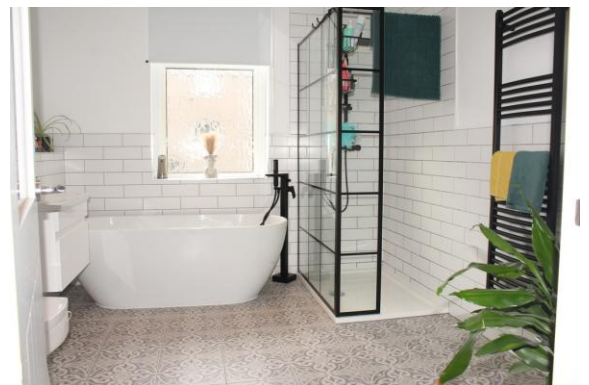
16' 7" x 10' 1" (5.05m x 3.07m)

Double glazed window, fitted white high gloss kitchen units with integrated appliances, fridge freezer, dishwasher, plumbing for automatic washing machine, large storage cupboard, and door to enclosed rear yard.



BATHROOM

White bathroom suite, comprising free standing bath, WC, double shower cubicle with rainfall shower, vanity sink unit, heated towel rail, storage cupboard, spotlights to ceiling and ceramic wall and floor tiles.



BEDROOM ONE

14' 4" x 10' 3" (4.37m x 3.12m)

Double glazed window, central heating radiator,



BEDROOM TWO

12' 9" x 10' 3" (3.89m x 3.12m)

Double glazed window, original cast iron effect fire place, central heating radiator.



BEDROOM THREE

10' 9" x 6' 9" (3.28m x 2.06m)

Double glazed window, central heating radiator.



EXTERNALLY

Enclosed rear yard, on street parking for car.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		